Recorded: 12/23/2020 at 3:38:39.0 PM
County Recording Fee: $47.00
Iowa E-Filing Fee: $3.00
Combined Fee: $50.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4826

FOR RECORDING PURPOSES

PREPARED BY:
Patrick A. Tefft
Dvorak Law Group, LLC
9500 W. Dodge Road, Suite 100
Omaha, NE 68114
(402) 934-4770

SEND TAX STATEMENTS TO:
Kenneth & Karen Ries, LLC
Attention: Kenneth Ries
P.O. Box 69
Ryan, IA 52330

AFTER RECORDING, RETURN TO:
Michael L. Rickert
Dvorak Law Group, LLC
9500 W. Dodge Road, Suite 100
Omaha, NE 68114
(402) 934-4770

GENERAL WARRANTY DEED

GRANTORS:
Kenneth E. Ries and Karen C. Ries
P.O. Box 69
Ryan, IA 52330

GRANTEE:
Kenneth & Karen Ries, LLC
Attention: Kenneth Ries
P.O. Box 69
Ryan, IA 52330

LEGAL DESCRIPTION:
See attached Exhibit "A"

GENERAL WARRANTY DEED

Kenneth E. Ries and Karen C. Ries, husband and wife ("Grantors"), as tenants in common, in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, sell, convey and demise to Kenneth & Karen Ries, LLC, an Iowa limited liability company ("Grantee"), all of Grantors' right, title and interest in and to the following described real estate, together with all improvements thereupon, if any, in Delaware County, Iowa (the "Property"):

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT, however, to all matters of record.

Grantors hereby covenant with Grantee that Grantors:

1. are lawfully seised of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except all matters of record;

2. have legal power and lawful authority to sell and convey Grantors' interest in the Property; and

3. warrant and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof.

This transaction is exempt from documentary stamp tax pursuant to Iowa Code § 428A.2(21).

[The Remainder of This Page Intentionally Left Blank and Signature Page Follows]

Executed this 30 day of Nov, 2020.

GRANTORS:

Kenneth E. Ries

Karen C. Ries

LUCAS J. LEONARD
Commission Number 810495
My Commission Expires
May 14 2021

STATE OF Iowa)
) ss.
COUNTY OF Delaware)

The foregoing instrument was acknowledged before me on November 30, 2020, by Kenneth E. Ries and Karen C. Ries, Grantors

Notary Public

EXHIBIT "A"

Legal Description

The West Half of the Southwest Quarter (W ½ SW ¼) of Section Thirty-three (33), and the East 40 acres of the Southeast Quarter (SE ¼) of Section Thirty-two (32), Township Eighty-nine (89) North, Range Six (6), West of the 5th P.M., EXCEPT the South 430 feet to the West 371 feet of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of said Section Thirty-three (33), Delaware County, Iowa; and

The East Half of the Northwest Quarter (E1/2 NW1/4) and the West Half of the Northwest Quarter of the Northeast Quarter (W1/2 NW1/4 NE1/4) and the West Half of the Southwest Quarter of the Northeast Quarter (W1/2 SW1/4 NE1/4) and the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and the West Half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4), all in Section Seventeen (17), Township Eighty-nine (89) North, Range Five (5), West of the 5th P.M., in Delaware County, Iowa; and

The North Half of the Southwest Quarter (N1/2 SW1/4), and the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Thirty (30), Township Eighty-nine (89) North, Range Six (6), West of the 5th P.M., Delaware County, Iowa; and

The Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) and that part of the North one-half of the Southeast Quarter (N1/2 SE1/4) lying East of the Railroad right-of-way, in Section Twenty Six (26), Township Eighty Seven (87) North, Range Six (6), West of the 5th P.M., except that part thereof described as the North forty eight (48) rods of the East thirty five (35) rods of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of said Section Twenty Six (26), Delaware County, Iowa; and

Parcel A of the Plat of Survey of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) and the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Twenty Six (26), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian, Delaware County, Iowa, as per Plat recorded in Book 6 Plats, Page 138 of the records of Delaware County Recorder.