Recorded: 12/23/2020 at 3:38:40.0 PM
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.00
Combined Fee: $30.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 4827

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
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

GRANTOR:
Kenneth E. Ries
P.O. Box 69
Ryan, IA 52330

GRANTEE:
Kenneth E. Ries & Karen C. Ries
P.O. Box 69
Ryan, IA 52330

LEGAL DESCRIPTION:
See attached Exhibit "A"

GENERAL WARRANTY DEED

Kenneth E. Ries, a married person ("Grantor"), in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, sell, convey and demise to Kenneth E. Ries and Karen C. Ries, husband and wife ("Grantees"), as joint tenants with rights of survivorship and not as tenants in common, all of Grantor's 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.

Grantor hereby covenants with Grantees that Grantor:

1. is 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. has legal power and lawful authority to sell and convey Grantor's interest in the Property; and

3. warrants 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(11).

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

Executed this 31 day of NOV, 2020.

Kenneth E. Ries, Grantor

Karen C. Ries, Spouse of Grantor (signs only to convey marital interest)

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 this 30 day of November 2020, by Kenneth E. Ries, Grantor and Karen C. Ries, Spouse of Grantor.

Notary Public

EXHIBIT "A"

Legal Description

The North Forty-two (42) feet of Lots Seven (7) and Eight (8) in Block Thirteen (13), in the Town of Ryan, Iowa.