Recorded: 4/15/2021 at 2:53:07.0 PM
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.50
Combined Fee: $30.50
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1347

Prepared by/Return to:
Joseph E. Schmall P.O. Box 2804 (319) 363-0101
Bradley & Riley PC Cedar Rapids, IA 52406-2804 FAX (319) 363-9824

Tax statement: Gary and Lana Thies, 20959 263rd Street, Manchester, IA 52057

WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, GARY W. THIES and LANA L. THIES, husband and wife, do hereby convey to THIES INTER VIVOS PROPERTY TRUST, in their capacity as Co-Trustees, all of their right, title, and interest, in and to the following described real estate in Delaware County, Iowa:

SEE EXHIBIT "A" ATTACHED

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

Exempt from Transfer Tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

The signature of each of the undersigned on this deed is a relinquishment of title for purposes of conveying such real property to the trust referenced herein but is not a waiver of spousal rights under Iowa Code Section 633.238(d).

This Deed was prepared at the request of the Grantors, without the benefit of a title search. The preparer of this Deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Grantors do hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and

convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to warrant and defend the real estate against lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: April 7, 2021.

Gary W. Thies

Lana L. Thies

STATE OF Florida, COUNTY OF Manatee, ss:

This instrument was acknowledged before me on April 07, 2021, by GARY W. THIES and LANA L. THIES, husband and wife.

Notary Public in and for said State

KEREN ROCHA
MY COMMISSION #GG262405
EXPIRES: SEP 26, 2022
Bonded through 1st State Insurance

EXHIBIT A
Legal Description

LOT TWENTY SIX (26) OF TURTLE CREEK CAMP REPLAT OF THE SOUTHWEST QUARTER (SW 1 /4) OF THE NORTHEAST QUARTER (NE 1 /4) PART OF THE NORTHEAST QUARTER (NE 1 /4) OF THE NORTHEAST QUARTER (NE 1 /4), AND PART OF THE SOUTHEAST QUARTER (SE 1 /4) OF THE NORTHEAST QUARTER (NE 1 /4), ALL IN SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA; ALSO BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1 /4) AND PART OF THE SOUTHWEST QUARTER (SW 1 /4) OF THE NORTHWEST QUARTER (NW 1 /4), SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1999 AT PAGE 4340

AND

LOT EIGHTEEN (18) OF BOGE SECOND ADDITION, PART OF LOT ONE (1) OF THE SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼), PART OF LOT TWO (2) OF THE SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼), ALL IN SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, AND PART OF LOT TWO (2) OF THE SUBDIVISION OF PART OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) AND PART OF LOT TWO (2) OF THE SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) ALL IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SURVEY RECORDED IN BOOK 2001, PAGE 2997 OF THE DELAWARE COUNTY RECORDS.

THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF ANY ROAD USE AND MAINTENANCE AGREEMENT APPLICABLE TO PROPERTY LOCATED IN TURTLE CREEK CAMP REPLAT, BOOK 1999, PAGE 4340