Recorded: 4/28/2021 at 1:51:14.0 PM
County Recording Fee: $67.00
Iowa E-Filing Fee: $3.00
Combined Fee: $70.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 1545

PREPARED BY/RETURN TO: PETER H. WESSELS, WESSELS & WIERMAN, P.C., 227 EAST SAN MARNAN DRIVE, WATERLOO IA 50702; (319) 232-5904

ADDRESS TAX STATEMENT: Kevin G. Nieman, Trustee, 2357 Hwy. 38, Delhi IA 52223-8401

DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, KEVIN G. NIEMAN and MELISSA A. NIEMAN, each in his and her own right and as husband and wife, of 2357 Highway 38, Delhi, Iowa 52223-8401, for and in consideration of ONE DOLLAR ($1.00) and other good and valuable considerations in hand paid, convey and quit claim unto KEVIN G. NIEMAN and MELISSA A. NIEMAN, of 2357 Highway 38, Delhi, Iowa 52223-8401, as Co-Trustees under the provisions of a Trust Agreement created by KEVIN G. NIEMAN and dated the 31st day of March, 2021, as to an undivided one-half (1/2) interest, and unto MELISSA A. NIEMAN and KEVIN G. NIEMAN, of 2357 Highway 38, Delhi, Iowa 52223-8401, as Co-Trustees under the provisions of a Trust Agreement created by MELISSA A. NIEMAN and dated the 31st day of March, 2021, as to an undivided one-half (1/2) interest, all right, title and interest in and to the following described real estate in the County of Delaware and State of Iowa:

SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS EXPRESS, REFERENCE MADE A PART HEREOF.

CONSIDERATION LESS THAN $500.00. TRANSFER TAX STAMPS EXEMPT.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreements set forth.

Full power and authority is hereby granted to said Trustees to improve and manage, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust, and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustees, to mortgage, to pledge, or otherwise encumber said property or any part thereof, to lease said property, or any part thereof from time to time, and upon any terms and for any period or periods of time, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title or interest in or about or easement appurtenant to, said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 31st day of March, A.D. 2021.

KEVIN G. NIEMAN

MELISSA A. NIEMAN

STATE OF IOWA)
) SS
COUNTY OF BLACK HAWK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that KEVIN G. NIEMAN and MELISSA A. NIEMAN, each in his and her own right and as husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of March, A.D. 2021.

Notary Public

PETER H WESSELS
Commission Number 792495
My Commission Expires
March 7, 2022

EXHIBIT "A"

Parcel A Part Of The Southeast Quarter (SE1/4), Section Eight (8) Township Eighty-Eight North (T88N), Range Four West (R4W) Of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 4355;

AND ALSO

The Southeast Quarter (SE1/4) Of The Southeast Quarter (SE1/4) and all that part of the South one-half (S1/2) of the North one-half (N1/2) of the Southeast Quarter (SE1/4) lying East of the Anamosa and Garnavillo Road in Section Eight (8) and the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Nine (9) all in Township Eighty-Eight North (T88N), Range Four West (R4W) Of The Fifth Principal Meridian;

EXCEPTING:

Parcel A Part Of The Southeast Quarter (SE1/4), Section Eight (8) Township Eighty-Eight North (T88N), Range Four West (R4W) Of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 4355;
AND ALSO

PARCEL B, PART OF THE NW1/4 SE1/4 OF SECTION 14, TOWNSHIP 88 NORTH, RANGE 4, WEST OF THE FIFTH P.M. DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2004, PAGE 1782.

Subject to all covenants, restrictions, and easements of record.

E½ SE¼ of Sec. 10; N½ SW¼ of Sec. 11; NE¼ NE¼ of Sec. 15; all in Twp. 88N, Range 4, West of the 5th P.M.; except Parcel "A", being the East 660 feet of the South 660 feet of the NE¼ NE¼ of Sec. 15, Twp. 88N, Range 4, West of the 5th P.M., according to plat recorded in Book 7 Plats, Page 116; and also except Parcel A of the NW¼ SW¼ of Sec. 11, Twp. 88N, Range 4, West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2000, Page 1980.

Subject to all covenants, restrictions, and easements of record.

The Northwest fractional Quarter (NWfr1/4) of the Northeast Quarter (NE1/4), the Northeast fractional Quarter (NEfr1/4) of the Northwest Quarter (NW1/4), the North four (4) rods of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) and the North four (4) rods of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Four (4), Township Eighty-Eight (88) North, Range Four (4), West of the Fifth P.M., except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 83 L.D., Page 225-256, subject to roads and easements of record.

Subject to all covenants, restrictions, and easements of record.

EXHIBIT "A"

N 5/8 of the SE1/4 of Sec. 5, Twp. 88N, Range 4, West of the 5th P.M., Delaware County, Iowa.

Subject to all covenants, restrictions, and easements of record.

That part of the South one-half (S½) of the Northeast Quarter (NE¼) of Section Eight (8), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., described as commencing at a point twenty five (25) rods South and eleven and forty four hundredths (11.44) rods West of the Northeast corner of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of said Section Eight (8), thence South on a line parallel with the East line of said Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) to a point eighteen and five-sixths (18 5/6) rods North of the South line of said Southeast Quarter (SE¼) of the Northeast Quarter (NE¼), thence in a Southwesterly direction to a point twenty nine (29) rods West of the East line and one and one-half (1 1/2) rods North of the South line of said Southeast Quarter (SE¼) of the Northeast Quarter (NE¼), thence West parallel with the South line of said Northeast Quarter (NE¼) to intersect the Anamosa and Garnavillo State Road, thence Northwesterly along said road to a point twenty five (25) rods South of the North line of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of said Section Eight (8), thence East parallel with the North line of said South one-half (S½) of the Northeast Quarter (NE¼) to the poiint of beginning, subject to easements of record.

Subject to all covenants, restrictions, and easements of record.