Book 2026 Page 106
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Kevin G. Nieman and Melissa A. Nieman, 2357 Highway 38, Delhi, Iowa 52223

Return Document To: Kevin G. Nieman and Melissa A. Nieman, 2357 Highway 38, Delhi, Iowa 52223

Grantors: Kevin G. Nieman and Melissa A. Nieman

Grantees: Kevin G. Nieman and Melissa A. Nieman 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 (½) interest, and unto Melissa A. Nieman and Kevin G. Nieman, 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 (½) interest

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Kevin G. Nieman and Melissa A. Nieman, husband and wife, do hereby convey to Kevin G. Nieman and Melissa A. Nieman 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 (½) interest, and unto Melissa A. Nieman and Kevin G. Nieman, 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 (½) interest, the following described real estate in Delaware County, Iowa:

The West ½ of the Northwest (NW¼) of Section Sixteen (16) and the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Seventeen (17), all in Township Eighty-Eight (88) North, Range 4, West of the 5th P.M., except Parcel R part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) Section 17, Township 88 North, Range 4, West of the 5th P.M. according to the plat recorded in Book 2005, Page 3836 of the records of the Delaware County Recorder and further excepting Parcel C, part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) and part of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Seventeen (17), Township Eighty-Eight (88) North, Range 4, West of the 5th P.M. according to the plat recorded in Book 8 Plats, Page 131 of the records of the Delaware County Recorder.

This deed is exempt according to Iowa Code 428A.2(11).

Grantors do Hereby Covenant with grantees, 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 the 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: January 13, 2026.

Kevin G. Nieman

Kevin G. Nieman, Grantor

Melissa A. Nieman

Melissa A. Nieman, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on January 13, 2026 by Kevin G. Nieman a/k/a Kevin Nieman and Melissa A. Nieman, husband and wife.

JANE E. HANSON
Commission Number 791553
My Commission Expires
August 12, 2027

Signature of Notary Public

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