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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 24 day
of July A D 2012
Carla K Becker Auditor
By a Rose Deputy

QUIT CLAIM DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #106
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Steven E. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)

Scott G. Hittenmiller and Debra A. Hittenmiller, 209 10th Avenue SW, Dyersville, Iowa 52040

Return Document To: (Name and complete address)

WR Scott G. Hittenmiller and Debra A. Hittenmiller, 209 10th Avenue SW, Dyersville, Iowa 52040

Grantors:

Betty J. Bates

Grantees:

Scott G. Hittenmiller
Debra A. Hittenmiller

Legal description: See Page 3

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 106	Steven E. Carr	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

QUIT CLAIM DEED

For the consideration of $1.00 (One) Dollar(s) and other valuable consideration, Betty J. Bates, a single person do hereby Quit Claim to Scott G. Hittenmiller and Debra A. Hittenmiller, husband and wife all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:
See 1 in Addendum

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: 7-17-12

Betty J. Bates (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF ~~IOWA~~ Colorado, COUNTY OF El Paso
This instrument was acknowledged before me on July 17, 2012, by Betty J. Bates.

CHRISTINE MOLLER NOTARY PUBLIC STATE OF COLORADO

, Notary Public

My Commission Expires 06/24/2013

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Addendum

1. That tract of land (perpetual usage) lying South of Lot 9 of Connolly's Riverview Addition to Delaware County, Iowa, and being a part of the Southwest Quarter of Northeast Quarter of Section Thirty (30), Township Eighty-eight (88) North, Range Four (4), West of the Fifth P.M., Delaware County, Iowa, and subject to all easements of record, described as follows: Beginning on the South line of said Lot 9 at a point seventy-five (75) feet West of the Southeast corner of said Lot 9; thence Westerly along the South line of said Lot 9 a distance of seventy (70) feet to a point on the said South line of said Lot 9 which point is ten (10) feet East of the Southwest corner of said Lot 9; thence Southeasterly at right angles to the middle of the Maquoketa River, thence along the middle of said river in a Northeasterly direction to a point in the middle of the said river which is Southeasterly of the point of beginning; thence Northwesterly to the point of beginning. Subject to the following restrictive covenants: 1. Same is subject to the existing flood plain rights and the grantees shall hold grantors harmless with regard to flooding of the property conveyed. 2. The grantees and their successors are restricted from changing or altering lake frontage without the written permission of the grantors. The foregoing is intended to describe and to convey to grantees the perpetual usage of the tract of land extended at right angles to the middle of the Maquoketa River which lies South of that portion of Lot 9 of Connolly's Riverview Addition to Delaware County, Iowa, described in Deed recorded September 1, 1961, in Book 82, Page 195 in the office of the Recorder of Delaware County, Iowa. The grantees by acceptance of this Deed hereby agree to indemnify and hold the grantors harmless for any and all loss, damage, and expense by reason of overflowing or flooding of the above described land subsequent to the date hereof on account of or arising out of the operation of the existing hydroelectric dam over the Maquoketa River.

   This deed is exempt according to Iowa Code 428A.2(21).