Book 2013 Page 863

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Date 3/06/2013 Time 1:41:55PM
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

for taxation _____ day
_____ A D _____
_____ Auditor
_____ Deputy
Entered for taxation 4th day
of March A D 2013
Carla K. Fischer Auditor
Patricia Conrad Deputy

Town Manors

QUIT CLAIM DEED

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

Preparer Information: (Name, address and phone number)
Daniel H. Swift, 108 N. Madison Street, PO Box 207, Manchester, IA 52057, Phone: (563) 927-4901

Taxpayer Information: (Name and complete address)
Daniel E./Michelle A. Zumbach, 2618 140th Avenue, Ryan, Iowa 52330

Return Document To: (Name and complete address)
Daniel E./Michelle A. Zumbach, 2618 140th Avenue, Ryan, Iowa 52330

Grantors:
Philip A. Neuhaus

Grantees:
Daniel E. Zumbach
Michelle A. Zumbach

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	Daniel H. Swift	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

QUIT CLAIM DEED

For the consideration of One and 00/100 ($1.00) Dollar(s) and other valuable consideration, Philip A. Neuhaus, a single person, do hereby Quit Claim to Daniel E. Zumbach and Michelle A. Zumbach, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, 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: March 6, 2013

Philip A. Neuhaus (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This instrument was acknowledged before me on 3/6/13, by Philip A. Neuhaus, a single person.

SARAH R. LEONARD
Commission Number 762400
My Commission Expires
April 6, 2016

, Notary Public

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Addendum

1. Lot Twenty Three (23) of Turtle Creek Camp Replat being part 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, Page 4340; also Lot Fifteen (15) of Boge 2nd Addition Part Of Lot 1 Of The Subdivision Of Part Of The SW 1/4 Of The NE 1/4, Part Of Lot 2 Of The Subdivision Of Part Of The NE 1/4 Of The NE 1/4 Alll 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 2 Of The Subdivision Of Part Of The NW 1/4 Of The NW 1/4 And Part Of Lot 2 Of The Subdivision Of Part Of The SW 1/4 Of The NW 1/4 All In 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 2001, Page 2997

   AND

   All of their right, title, interest, estate, claim and demand in and to all lake frontage running to the middle of the Maquoketa River with regard to the above premises; the frontage is subject to the existing flood plain rights and Grantees shall hold Grantor harmless with regard to flooding of the property conveyed and Grantees and their successors are restricted from changing or altering lake frontage without the written permission of the Lake Delhi Recreation Association, Inc.

   Subject to real estate transfer Declaration of Value Exemption Section 428A.2(10); this Quit Claim Deed, is without additional consideration, and confirms, corrects, modifies, and supplements a Deed previously recorded in the Office of the Delaware County Recorder on the 28 day of December, 2012, in Book 2012, Page 4622.