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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

QUIT CLAIM DEED

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

Preparer Information: (Name, address and phone number)
(X) John M. Carr, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)
Garry L. Beaman, Jr., 2741 316th Street, Hopkinton, Iowa 52237

Return Document To: (Name and complete address)
Garry L. Beaman, Jr., 2741 316th Street, Hopkinton, Iowa 52237

Grantors:
Leah K. Beaman

Grantees:
Garry L. Beaman, Jr.

Legal description: See Page X 3

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 106	John M. 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,
Leah K. Beaman, a single person
do hereby
Quit Claim to Garry L. Beaman, Jr.
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: 2-7-2014

Leah Beaman
Leah K. Beaman (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Jones
This record was acknowledged before me this 7th day of February, 2014, by
Leah K. Beaman.

NOTARIAL SEAL IOWA
KRISTOFER J. LYONS
Commission Number 730812
My Commission Expires
10-1-2014

Signature of Notary Public

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Addendum

1. PARCEL D PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) AND PART OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼) ALL IN SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 8 PLATS, PAGE 101.

   Grantors also grant to Grantees easement rights for driveway purposes over a portion of the SE¼ of the NW¼ of Section 24, Township 87 North, Range 4, West of the 5th P.M., extending from the West line of the Wildcat and Table Rock Road to the North line of the premises conveyed above. In addition, Grantors grant Grantees easement rights to the 30 feet access easement running from Wildcat and Table Rock Road to the Northerly boundary of the above described premises, as disclosed in the plat of Parcel D, dated January 19, 1998, and filed for record in Book 8 of Plats, page 101.

   In accepting this deed, Grantees agree to abide by the Restrictive Covenants established for the neighboring Table Rock Addition and agrees to maintain driveway.

   Subject to all Covenants, Restrictions and Easements of Record.

   This deed is exempt according to Iowa Code 428A.2(16).