cc
Fidelity Bank + Trust
P.O. Box 277
Dyersville IA
52040-0277

Book 2014 Page 1226

Document 2014 1226 Type 03 002 Pages 4
Date 5/29/2014 Time 9:32:36AM
Rec Amt $22.00 Aud Amt $5.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 29th day
of May AD 2014
Carol V. Becker, Auditor
By P. H. Deborard Deputy

QUIT CLAIM DEED

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

Preparer Information: (Name, address and phone number)
Robert N. Downer, 122 South Linn Street, Iowa City, IA 52240, 319.338.9222

Taxpayer Information: (Name and complete address)
KBK Group, L.L.C., c/o Patricia A. Kramer, 416 2nd Avenue SE, Dyersville, IA 52040

Return Document To: (Name and complete address)
KBK Group, L.L.C., c/o Patricia A. Kramer, 416 2nd Avenue SE, Dyersville, IA 52040

Grantors:
Marcheta R. Cooey Lux, Co-Trustee
Ralph Douglas Cooey, Co-Trustee
Trust U/W/O Archie W. Cooey, Jr.
Deceased
Marcheta R. Cooey Lux
William E. Lux

Grantees:
KBK Group, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 106	Robert N. Downer	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

QUIT CLAIM DEED

For the consideration of One ($1.00) Dollar(s) and other valuable consideration,
See 1 in Addendum
do hereby
Quit Claim to KBK Group, L.L.C.
all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:
Lot 7A, Hartwick Lake Club Northeast Second Division, part of the SW 1/4 of Section 19, part of the NW 1/4, Section 30 and part of Lot 4 of Hartwick Lake Club North Third Subdivision, all in T 88N, R4 W of the 5th P.M., Delaware County, Iowa, according to the recorded plat thereof, subject to the following covenants: 1) Same is subject to existing flood plain rights and grantees shall hold grantors harmless with respect to flooding of the property conveyed. 2) The grantees and their respective successors are restricted from changing or altering lake frontage without the permission of the grantors. 3) In the event other Quit Claim Deeds to lake frontage of similar description have been or are given in the future in connection with other lake lots or land, to all or any part of the above described lake frontage, it is understood that the grantees thereof and their successors in interest shall own same in common with the above grantees with equal rights to access and to the unrestricted use thereof.

The consideration for this Quit Claim Deed is less than $500.00.

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.

Trust U/W/O Archie W. Cooey, Jr., Deceased

Dated: April 23, 2014

By: Marcheta R Cooey Lux
Marcheta R. Cooey Lux, Co-Trustee, (Grantor)
f/k/a Marcheta R. Cooey

(Grantor)

By: Ralph Douglas Cooey
Ralph Douglas Cooey, Co-Trustee (Grantor)

Marcheta R Cooey Lux
Marcheta R. Cooey Lux (Grantor)

William E Lux
William E. Lux (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE
This instrument was acknowledged before me on April 23, 2014, by Marcheta R. Cooey Lux, f/k/a Marcheta R. Cooey, Co-Trustee of the Trust U/W/O Archie W. Cooey, Jr., Deceased

LuAnn McQuillen
, Notary Public

NOTARIAL SEAL IOWA
LuANN McQUILLLEN
Commission Number 144089
My Comm. Exp. 7-30-2014

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INDIVIDUAL NOTARY

STATE OF COLORADO, COUNTY OF BOULDER
This instrument was acknowledged before me on April 19th, 2014, by
Ralph Douglas Cooey, Co-Trustee of the Trust U/W/O Archie W. Cooey, Jr., Deceased.

ANDREW CARLSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104037236
MY COMMISSION EXPIRES SEPTEMBER 20, 2014

, Notary Public

STATE OF IOWA, COUNTY OF DELAWARE
This instrument was acknowledged before me on April 23, 2014, by
Marcheta R. Cooey Lux and William E. Lux, wife and husband.

NOTARIAL SEAL IOWA
LuANN McQUILLEN
Commission Number 144089
My Comm. Exp 7-30-2014

, Notary Public

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, by _____
_____.

_____
, Notary Public

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, by _____
_____.

_____
, Notary Public

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, by _____
_____.

_____
, Notary Public

Addendum

1. Marcheta R. Cooey Lux, f/k/a Marcheta R. Cooey, and Ralph Douglas Cooey, as Co-Trustees of the Trust U/W/O Archie W. Cooey, Jr., Deceased, an undivided one-half interest, and Marcheta R. Cooey Lux and William E. Lux, wife and husband, an undivided one-half interest