Greg Stephen
1011 S. Main St.
Monticello IA
52310

Entered for taxation 3rd day
of July AD 2014
Carla K. Becker, Auditor
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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)
Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, Phone: (319) 465-5448

Taxpayer Information: (Name and complete address)
Gregory S./Roger W. Stephen, 200 Southhaven Drive, Monticello, Iowa 52310

Return Document To: (Name and complete address)
Gregory S./Roger W. Stephen, 200 Southhaven Drive, Monticello, Iowa 52310

Grantors:
Glen H. Smith, Jr.

Grantees:
Gregory S. Stephen
Roger W. Stephen

Legal description: One and 00/100 ($1.00)

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 106	Michael A. Bowman	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, Glen H. Smith, Jr., a single person do hereby Quit Claim to Gregory S. Stephen and Roger W. Stephen, as tenants in common, all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:
All lake frontage, running to the waterfront and then at right angles to the middle of Hartwick Lake, in respect to and adjoining premises now owned by grantee which is now of record in the office of the Recorder of Delaware County, Iowa known as Lot eleven (11) of Hartwick Lake Club West Subdivision of Part of S 1/2 of Section 24 and of Part of the N 1/2 of Section 25, all in Township eighty-eight (88) North, Range five (5) Principal Meridian, Delaware County, Iowa; according to plat recorded in Book 5 of plats, Page 40; subject to the following covenants;
1. Same is subject to the existing flood plain rights and the grantees shall hold grantors harmless with the respect to flooding of the property conveyed.
2. The grantees and their sucessors are restricted from changing or altering lake frontage without the written permission of the grantors herin.
3. It is the intent of this deed to extend any existing easements that run to Interstate Power Company Hartwick Lake Property line across the adjacent property to the waters edge.

Subject to Real Estate Transfer-Declaration of Value Exemption Section 428A.2(10) and (21)

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: June 27, 2014

Glen H. Smith, Jr. (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF Iowa, COUNTY OF Jones

This record was acknowledged before me this 27 day of June, 2014, by Glen H. Smith Jr.

BROOKE MARIE KREMER
Commission Number 775305
My Commission Expires
October 15, 2015

Signature of Notary Public

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