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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer Information/return to: David G. Thinnes, 118 3rd Ave. SE #537, Cedar Rapids, IA 52401 (319) 363-3185

Send tax statement to: Gregory M. Merta and Kelly L. Merta, 26249 215th Avenue, Delhi, Iowa 52223

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Stephen M. Winter and Reba K. Winter, husband and wife, do hereby convey to: Gregory M. Merta and Kelly L. Merta, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate situated in Delaware County, Iowa:

LOT TWO (2) OF TURTLE CREEK HEIGHTS ADDITION TO DELAWARE COUNTY, IOWA ACCORDING TO THE PLAT RECORDED IN BOOK 2 PLATS, PAGE 190; SAME BEING A PART OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHWEST QUARTER (NW¼) AND OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION TWENTY FIVE (25), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE FIVE (5) WEST OF THE FIFTH PRINCIPAL MERIDIAN SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD. TOGETHER WITH THE RIGHT TO USE FOR DRIVEWAY PURPOSES A 30 FOOT WIDE PRIVATE DRIVE WHICH IS PLATTED AS PART OF SAID ADDITION AND THE RIGHT TO USE FOR DRIVEWAY PURPOSES A 30 FOOT STRIP OF LAND FROM SAID PRIVATE DRIVE ABOVE DESCRIBED TO THE DELAWARE COUNTY ROAD KNOWN AS TURTLE CREEK ROAD WHICH LAYS EAST OF SAID PRIVATE DRIVE, SAID 30 FOOT STRIP OF LAND FROM SAID PRIVATE DRIVE LAYING WITHIN THE SW¼ NE¼ OF SECTION 25, TOWNSHIP 88, NORTH, RANGE 5, WEST OF THE 5TH P.M. GRANTORS FURTHER QUIT CLAIM TO GRANTEE ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO ALL LAKE FRONTAGE RUNNING TO THE MIDDLE OF THE MAQUOKETA RIVER ADJACENT TO THE ABOVE DESCRIBED PREMISES. THE WARRANTIES OF TITLE CONTAINED HEREIN DO NOT APPLY TO THIS LAKE FRONTAGE.

Subject to all covenants, conditions, restrictions and easements of record.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be stated above; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA)
)ss:
COUNTY OF LINN)

On this 5 day of June, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephen M. Winter and Reba K. Winter, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

DAVID G. THINNES
Commission Number 145262
My Commission Expires
November 05, 2017

Dated: June 5, 2015.

STEPHEN M. WINTER - GRANTOR

REBA K. WINTER - GRANTOR