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Book 2015 Page 2478

Document 2015 2478 Type 03 002 Pages 2
Date 9/10/2015 Time 2:37:39PM
Rec Amt $12.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Legal description on page 2

©THE IOWA STATE BAR ASSOCIATION Official Form No. 108 - August 2013 Douglas D. Herman, 202 S. Cedar Street, Monticello, IA 52310 FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Douglas D. Herman, 202 S. Cedar Street, Monticello, IA 52310
Preparer: Douglas D. Herman, 202 S. Cedar Street, Monticello, IA 52310, (319) 480-6798
Taxpayer: Roger C. Schnittjer and Marilyn L. Schnittjer, 20550 247th Street, Delhi, IA 52223

QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Leland J. Wilson and Diana L. Wilson, Husband and Wife do hereby Quit Claim to Roger C. Schnittjer and Marilyn L. Schnittjer 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 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: September 3, 2015

Leland J. Wilson (Grantor)

Diana L. Wilson (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 3 day of September 2015, by Leland J. Wilson and Diana L. Wilson, Husband and Wife.

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 2-25-18

Signature of Notary Public

(This form of acknowledgment for individual grantor(s) only)

Addendum

1. All lake frontage running to the middle of the Maquoketa River bed with regard to the following described real estate:
That part of Lot Nine (9) of the Cedars Subdivision of that part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M. laying East of the Maquoketa River, according to the Consent of Owners and Plat recorded in Book 2 Plats, Pages 91-92, described as commencing at the Southwest corner of said Lot Nine (9) and running thence Northeasterly on the line between Lots Eight (8) and nine (9) a distance of one hundred sixty nine (169) feet to the Northwest corner of said Lot Nine (9), thence Southeasterly along the Northeast line of said Lot Nine (9) a distance of fifty and one-tenth (50.1) feet, thence Southwesterly on a line parallel with the line between Lots Eight (8) and nine (9) to the Southwest line of said Lot Nine (9), thence Northwesterly along the Southwest line of Said Lot (9) to the point of beginning, in Delaware, County, Iowa. This conveyance includes all rights of ingress and egress held by grantors as appurtenant to said premises. This deed is subject to the following covenants: (1) Same is subject to the existing flood plain rights and the grantees shall hold the grantors harmless with regard to the flooding of the property conveyed. (2) The grantees and their successors are restricted from changing or altering lake frontage without the written permission of the grantors.

The property described within this Quit Claim Deed was intended to be transferred by Quit Claim Deed at or about the same time that a Warranty Deed was executed by the grantors herein (Wilsons) and delivered to the grantees herein (Schnittjers) dated October 13, 1986 and filed of record on October 14, 1986 in Book 119, L.D., Page 287 records of the Delaware County Recorder.

The Grantors of this Deed further state and confirm that Leland J. Wilson and Diana L. Wilson received title to the above-described parcel by Quit Claim Deed dated September 22, 1978 and filed of record on November 26, 1979 in Book 106, L.D., Page 334, records of the Delaware County Recorder. While the deed clearly states in the grantor clause that the property identified above was being transferred by John T. Wilson to Leland J. Wilson and Diana L. Wilson, the Deed included a scrivener's error near the end of the body of the deed when it stated, "To have and to hold the same, with all the appurtenances thereto belonging, unto the said John T. Wilson, heirs and assigns forever". That the name "John T. Wilson" as set out in that sentence should have been the names of the grantees, "Leland J. Wilson and Diana L. Wilson".

This deed is exempt according to Iowa Code 428A.2(10).