Book 2016 Page 2869

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 21st day
of October AD 2016
Carla Becker, Auditor
By D. Hildebrand, Deputy

QUIT CLAIM DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 106
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Daniel H. Swift, 108 N. Madison, Manchester, IA 52057, Phone: (563) 927-4901

Taxpayer Information: (Name and complete address)
Jennifer L./Scott A. Winter, ~~2784 Sunset Court NE, Swisher, IA 52338~~ 319-310-8036
P.O. Box 11145
CEDAR RAPIDS, IA 52410

EW
(X) **Return Document To:** (Name and complete address)
~~2784 Sunset Court NE, Swisher, IA 52338~~
P.O. Box 11145
CEDAR RAPIDS, IA 52410

Grantors:
Troy Berry
Penny Berry

Grantees:
Jennifer Lynn/Scott Allen Winter
Scott Allen Winter

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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QUIT CLAIM DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, Troy Allan Berry and Penny Berry, Husband and Wife do hereby Quit Claim to Jennifer Lynn Winter and Scott Allen Winter, Wife and Husband, as Joint Tenants with Full Right of Survivorship, not as Tenants in Common 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: 7/11/16

Troy Berry (Grantor)

Penny Berry (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on 7/11/16, by Troy Berry.

ERIC VAN HOOK
Commission Number 224144
My Commission Expires
Aug 23, 2017

Signature of Notary Public

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ACKNOWLEDGMENTS FOR INDIVIDUALS

STATE OF IOWA, COUNTY OF LINN
This record was acknowledged before me on 7/11/16, by Penny Berry.

ERIC VAN HOOK
Commission Number 224144
My Commission Expires
4/23/2017

Signature of Notary Public

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

Signature of Notary Public

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

Signature of Notary Public

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

Signature of Notary Public

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

Signature of Notary Public

Addendum

1. All Lake frontage, running to the waterfront and then at right angles to the middle of Delhi Lake, in respect to and adjoining premises now owned by Grantee which are now of record in the office of the Recorder of Delaware County, Iowa, and described and known as follows:

   Lot Twenty Six (26) of the Plat of Hartwick Lake Club West Subdivision of Part of the South One-Half (S 1/2) of Section Twenty-Four (24) and of Part of the North One -Half (N 1/2) of Section Twenty-Five (25), all in Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 40.

   Subject to all easements of record and subject to the following covenants:
   1. Same is subject to the existing flood plain rights and Grantee shall hold Grantors harmless with respect to 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;
   3. It is the intent of this Deed to extend any existing easements that run to Interstate Power Company's Lake Delhi property across adjacent property to the waters edge;
   4. In the event other Quit Claim Deeds to lake frontage of similiar 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.

   This Quit Claim Deed is given to supplement a prior Deed from Grantor to Grantee which was recorded on the 3 day of ~~April~~ JUNE 2016 in the office of the Delaware County Recorder in Book 2016, Page 1411.

   (No transfer tax/revenue stamp necessary as consideration is less than $500.00)

   (Subject to Real Estate Transfer-Declaration of Value Exemption No's. 10 and 21)