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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 6th day
of April AD 2017
Carla K. Becker, Auditor
By [illegible] Deputy

WARRANTY DEED

Return to: Robert F. Shimanek, 114 S. Cedar St., P. O. Box 351, Monticello, IA 52310
Preparer: Robert F. Shimanek, 114 S. Cedar St., P. O. Box 351, Monticello, IA 52310, Phone: (319) 465-5448
Taxpayer: Sherry R. Behrends and Karey Rieniets, 824 Southhaven Drive, Monticello, IA 52310

For the consideration of One and no/100 Dollar(s) and other valuable consideration, Raymond H. Rieniets and Lorna M. Rieniets, husband and wife (a/k/a Ray H. Rieniets) do hereby Convey to Sherry R. Behrends and Karey H. Rieniets as tenants in common the following described real estate in DELAWARE County, Iowa: SEE ATTACHED LEGAL DESCRIPTION

This deed is exempt according to Iowa Code 428A.2(21).

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 above stated; 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated on March 25, 2017

Raymond H. Rieniets (Grantor)
(a/k/a Ray H. Rieniets)

Lorna M. Rieniets (Grantor)

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on March 25, 2017, by Raymond H. Rieniets and Lorna M. Rieniets.

Signature of Notary Public

NOTARIAL SEAL IOWA
ROBERT F. SHIMANEK
Commission Number 402470
My Commission Expires
[illegible]-17

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LEGAL DESCRIPTION

Lot Fifty Nine (59) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat thereof recorded in Book 2 Plats, Page 200; same being a part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Twenty Six (26), Township Eighty Eight (88) North, Range Five, West of the Fifth Principal Meridian.

All that land lying Southwesterly of Lot 59, in "Clair-View" "Acres", at Delhi, Iowa - within the extensions of the westerly and easterly sides of said Lot, which is part of the property described in Book 96, Page 176, in the office the County Recorder of Delaware County, Iowa, on October 3, 1974, extending into Lake and to the center of Maquoketa River. This deed is subject to the following covenants: Same is subject to the existing flood plain rights and the grantees shall hold the grantors harmless with regard to flooding of the property conveyed.

AND

Lots One Hundred Twenty Four (124) and One Hundred Twenty Five (125) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat thereof recorded in Book 2 Plats, Page 200, except Parcel Y Part Of Lot 125 Of Clair-View Acres At Delhi, Iowa In Section Twenty-Three (23), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 99; also Lot Six (6) of the Subdivision of Lot Fifteen (15) of Lot One Hundred Twenty Three (123) of "Clair View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26) in Milo Township, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 57

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 of record in the office of the Recorder of Delaware County, Iowa, and legally described as follows:

Lot #124 according to the Plat of "Clair-View Acres" Freddy's Beach at Delhi, Iowa, in Sections #23 and 26, Milo Township, Delaware County, Iowa as prepared by Bartels, McMahan, LeMay, Haas & Raul Engineering Company dated June 6, 1970 as filed in the Delaware County Recorder's Office in Book #2, Plats, Page 200, subject to the following covenants: 1. Same is subject to the existing flood plain rights and the grantees shall hold the grantors harmless with respect 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. 3. It is the intent of this Deed to extend any existing easements that run to Interstate Power Company's Lake Delhi property line across adjacent property to the water's edge.