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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)
Robert N. Downer, 122 South Linn Street, Iowa City, IA 52240, Phone: (319) 338-9222

**Taxpayer Information:** (Name and complete address)
Hartwick Marina, Inc., 22140 - 261st Street, Delhi, IA 52223

ENV
**Return Document To:** (Name and complete address)
Hartwick Marina, Inc., 22140 - 261st Street, Delhi, IA 52223

**Grantors:**
Marcheta R. Cooey-Lux, a/k/a Marcheta Roberta Cooey-Lux, f/k/a Marcheta Cooey and William E. Lux, a/k/a William Edward Lux, husband and wife

**Grantees:**
Hartwick Marina, Inc.

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

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| THE IOWA STATE BAR ASSOCIATION<br>Official Form No. 101 | Robert N. Downer | FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER |
|---|---|---|

# WARRANTY DEED

For the consideration of ONE ($1.00) Dollar(s) and other valuable consideration,

Marcheta R. Cooey-Lux, a/k/a Marcheta Roberta Cooey-Lux, f/k/a Marcheta R. Cooey, and William E. Lux, a/k/a William Edward Lux, wife and husband do hereby Convey to Hartwick Marina, Inc., an undivided one-half interest in and to the following described real estate in DELAWARE County, Iowa:

19-88-4

Lot 4, Hartwick Lake Club North Sixth Subdivision, a subdivision of Lot 1 of Hartwick Lake Club North Fifth Subdivision, Delaware County, Iowa, according to the Plat thereof recorded in Book 2017, Page 239, Records of the Recorder of Delaware County, Iowa, subject to easements and restrictions 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 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: March 24, 2017

Marcheta R. Cooey-Lux (Grantor)

William E. Lux (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 24th day of March, 2017, by Marcheta R. Cooey-Lux, a/k/a Marcheta Roberta Cooey-Lux, f/k/a Marcheta R. Cooey and William E. Lux, a/k/a William Edward Lux, wife and husband

Cynthia L. Orr
Signature of Notary Public

CYNTHIA L. ORR
Commission Number 171430
MY COMMISSION EXPIRES
OCTOBER 6, 2017

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