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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Dan McClean, 401 First Avenue East, Dyersville, IA 52040, Phone: (563) 875-6002

Taxpayer Information: (Name and complete address)
JEFFERY L. PUFFETT & JODY PUFFETT, 1647 200TH AVE MANCHESTER, IOWA 52057

Return Document To: (Name and complete address)
JEFFERY L. PUFFETT & JODY PUFFETT, 1647 200TH AVE MANCHESTER, IOWA 52057

Grantors:
JOHN D. RIEGER

Grantees:
JEFFERY L. PUFFETT AND JODY PUFFETT

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED
JOINT TENANCY

For the consideration of TEN Dollar(s) and other valuable consideration, JOHN D. RIEGER, SINGLE PERSON do hereby Convey to JEFFERY L. PUFFETT AND JODY PUFFETT, HUSBAND AND WIFE as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in DELAWARE County, Iowa: See 1 in Addendum

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 4-13-18

JOHN D. RIEGER (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 4-13-18, by JOHN D. RIEGER.

NOTARIAL SEAL IOWA
SARAH ELIZABETH MAURER
Commission Number 779196
My Comm. Exp. 7-2-2019

Sarah Elizabeth Maurer
Signature of Notary Public

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Addendum

1. LOTS SEVEN (7), EIGHT (8) AND NINE (9) OF H.L.C. SECOND SUBDIVISION OF PART OF THE NORTH ONE-HALF (N 1/2) OF SECTION THIRTY (30), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE FOUR (4), WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 4 PLATS, PAGES 76-77, AND PLAT RECORDED IN BOOK 2005, PAGE 1927.

   IN ADDITION, ALL OF SELLER'S RIGHT, TITLE, AND INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE:

   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 GRANTEES WHICH ARE OF RECORD IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA AND LEGALLY DESCRIBED AS FOLLOWS:

   LOTS NO. SEVEN, NO. EIGHT, AND NO. NINE ON PLAT OF H.L.C. SECOND SUBDIVISION OF PART OF THE NORTH ONE-HALF (N 1/2) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-EIGHT (88) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, PAGES 76 & 77, OFFICE OF DELAWARE COUNTY, IOWA, RECORDER, TOGETHER WITH ALL EASEMENTS AND SERVIENT ESTATES APPURTENANT THERETO, AND SUBJECT TO PROTECTIVE COVENANTS AND RESTRICTIONS RECORDED IN BOOK R OF MISC., PAGE 48 IN SAID OFFICE , AND SUBJECT TO ANY LATER MODIFCATIONS OF SAID COVENANTS AND RESTRICTIONS AND SAID PLAT.
   1. SAME IS SUBJECT TO THE EXISTING FLOOD PLAIN RIGHTS AND THE GRANTEES 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.