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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)
DAVID R. NEBEL AND CONNIE J. NEBEL, 504 8TH AVE SW, DYERSVILLE, IOWA 52040

Return Document To: (Name and complete address)
DAVID R. NEBEL AND CONNIE J. NEBEL, 504 8TH AVE SW, DYERSVILLE, IOWA 52040

Grantors:
NORMAN WELLMAN

Grantees:
DAVID R. NEBEL
CONNIE J. NEBEL

Legal description: 213TH AVE, DELHI, IOWA 52223

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, NORMAN WELLMAN, SINGLE PERSON do hereby Convey to DAVID R. NEBEL AND CONNIE J. NEBEL, 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 May 2, 2018

Norma Wellman
NORMAN WELLMAN(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on May 2, 2018, by NORMAN WELLMAN.

NOTARIAL SEAL IOWA
JULIA L. HACKBARTH
Commission Number 169605
MY COMMISSION EXPIRES
MAY 24, 2020

Julia L. Hackbarth
Signature of Notary Public

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Addendum

1. LOT 35 OF WELLMAN'S SEVEN COVES 2ND SUBDIVISION, PT NE NW, SECTION 25, TWN. 88 RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AS RECORDED IN THE OFFICE OF THE DELAWARE COUNTY RECORDER IN PLAT BOOK 2008, PAGE 3417. SUBJECT TO EASEMENTS OF RECORD AND NOT OF RECORD;

   AND,

   PARCEL 2018-33 - PART OF LOT 5 OF WELLMAN'S SEVEN COVES AND PART OF LOT 34 OF WELLMAN'S SEVEN COVES 2ND SUBDIVISION, ALL IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHT-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA; CONTAINING A TOTAL OF 0.24 ACRES MOER OR LESS, SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD AND NOT OF RECORD AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: *per plat recorded in Bk 2018 Page 931

   BEGINNING at the Northeast corner of Lot 34 of Wellman's Seven Coves 2nd Subdivision in Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in the Office of the Delaware County Recorder in Book 2008, Page 3417;
   Thence North 88°-55'-25" East 187.67 feet along the North line and to the Northeast corner of Lot 5 of Wellman's Seven Coves in Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in the Office of the Delaware County Recorder in Plat Book 6, Page 30;
   Thence South 02°-45'-02" West 6.56 feet along the East line of said Lot 5;
   Thence South 81°-43'-16" West 186.74 feet to the East line of said Lot 34, also being the West line of said Lot 5;
   Thence South 88°-20'-59" West 231.80 feet to the West line of said Lot 34;
   Thence North 00°-46'-41" West 32.28 feet along the West line and to the Northwest corner of said Lot 34;
   Thence North 88°-55'-25" East 229.65 feet along the North line of said Lot 34 to the POINT OF BEGINNING, containing a total of 0.24 acres more or less, subject to easements, reservations, restrictions, and rights of way of record and not of record;
   The North line of Lot 34 of Wellman's Seven Coves 2nd Subdivision in Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 88°-55'-25" East. Also all lake frontage as pertaining to said Parcel 2018-33 running to the waterfront and then at a right angles to the middle of Delhi lake, subject to easement of record.