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of June AD 2018
Carla R. Barker, Auditor
By P. Hildebrand, Deputy

Book 2018 Page 1547

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (name and complete address)
Karla R. Stephen, 22192 179th Avenue, Manchester, IA 52057

Return Document To: (name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
Robert L. Stephen Estate

Grantees:
Karla R. Stephen

Legal Description: See Page 3

Document or instrument number of previously recorded documents:

COURT OFFICER DEED

IN THE MATTER
OF THE ESTATE OF
ROBERT L. STEPHEN, Deceased
now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006163

Pursuant to the authority and power vested in the undersigned, and in consideration of $1.00 Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Karla R. Stephen the following described real estate in Delaware County, Iowa:

An undivided one-half interest in and to the following described real estate:

See Attached Legal Description
This deed is exempt according to Iowa Code 428A.2(20).

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: June 5, 2018.

/s/ Karla R. Stephen
Karla R. Stephen

As Executor *in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on June 5, 2018, by Karla R. Stephen as Executor of Robert L. Stephen Estate.

Signature of Notary Public

NOTARIAL SEAL IOWA
THOMAS J HANSON
Commission Number 115040
My Commission Expires
September 22, 2019

Legal Description –
Robert Stephen – Karla Stephen

Lot No. 6 on a Plat of Hartwick Lake Club West Subdivision of part of the S 1/2 of Section 24 and of part of the N 1/2 of Section 25, all in T88N, R5W of the Fifth P.M., Delaware County, Iowa, subject to all easements of record and to perpetual usage and flowage rights of record; according to plat recorded in Plat Book 5, Page 40, in the Office of the Delaware County Recorder, together with all easements and servient estates appurtenant thereto, and subject to Protective Covenants and Restrictions recorded in Book V, Page 147, in said office.

AND

Lot 7 of Hartwick Lake Club West Second Subdivision recorded in Book 1999, Page 3326 of the records of the Delaware County Recorder.

AND

All lake frontage running to the waterfront and then at right angles to the middle of Delhi Lake, also called Hartwick Lake, in respect to and adjoining premises known as Lot No. 6 on a Plat of Hartwick Lake Club West Subdivision of part of the South ½ of Section 24 and of part of the N½ of Section 25, all in T88N, R5W of the Fifth P.M., Delaware County, Iowa, subject to all easements of record, subject to the following covenants:

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.