Book 2019 Page 3680

2019 3680 Type 03 001 Pages 2
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Rec Amt $12.00 Aud Amt $5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

This document prepared by **Christopher K. Dolan, Dolan Law Offices, PC, 136 36th St. Dr SE Suite A1, Cedar Rapids, IA 52402 Phone (319) 363-7888**

Name and address of person to whom property tax statement should be mailed

MARK J. SCHUTZ , Co-Trustee, 2631 Salem Cir., Marion, Iowa 52302

Return recorded instrument to:

MARK J. SCHUTZ , Co-Trustee, 2631 Salem Cir., Marion, Iowa 52302

SPECIAL WARRANTY DEED

For the consideration of One and no/100 Dollar(s) and other valuable consideration, MARK J. SCHUTZ AND LINDA L. SCHUTZ, Husband and Wife, hereby Convey to MARK J. SCHUTZ AND LINDA L. SCHUTZ, AS CO-TRUSTEES OF THE MARK J. SCHUTZ AND LINDA L. SCHUTZ FAMILY REVOCABLE TRUST DATED OCTOBER 14, 2019, the following described real estate in LINN County, Iowa, to wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION, ATTACHED

SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

NO TRANSFER TAX, DECLARATION OF VALUE OR GROUNDWATER HAZARD STATEMENT REQUIRED FOR THIS CONVEYANCE UNDER IOWA CODE § 428A.2(21) CONSIDERATION LESS THAN $500.00.

Grantors do Hereby Covenant with grantees, and successors in interest, that said 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.

STATE OF IOWA, Linn County, ss:

On this 14th day of October, 2019, before me the undersigned, a Notary Public in and for said State, personally appeared **MARK J. SCHUTZ AND LINDA L. SCHUTZ, Husband and Wife,** to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for the State of Iowa

DATED: 10/14/19

MARK J. SCHUTZ

LINDA L. SCHUTZ

CHRISTOPHER K. DOLAN
Commission Number 195854
MY COMMISSION EXPIRES
4/17/22

EXHIBIT "A"
LEGAL DESCRIPTION
Delaware County, Iowa

1. Lot 48 Turtle Creek Camp Replat being part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), and part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) all in Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; also being part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), and part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 4340.
AND
All lake frontage adjacent to Lot Forty-eight (48), Turtle Creek Camp Replat in Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 4340, and running from the water's edge to the middle of the Maquoketa River.
This Deed is subject to the following restrictions and covenants:
1. This Deed is given subject to the existing flood plain rights, and grantees shall hold grantor harmless with respect to flooding of the property conveyed.
2. The grantees and their successors are restricted from changing or altering this lake frontage without the prior written permission of the grantor
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.

Exemption No. 21