Recorded: 11/4/2022 at 1:28:07.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3330

Prepared by / Return to: Elizabeth L. Souer, Shuttleworth & Ingersoll, P.L.C., PO Box 2107, Cedar Rapids, IA 52406-2107; Ph: 319-365-9461
Address Tax Statement to: John F. Hess, 2222 1st Ave SE #303, Cedar Rapids, IA 52402

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, John F. Hess, a single person, does hereby convey to Delhi Cottage, LLC, an Iowa limited liability company, the following described real estate in Delaware County, Iowa:

See attached Exhibit A.

This deed is exempt from transfer tax pursuant to Iowa Code section 428A.2(15).

Grantor does hereby covenant with grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned relinquishes all rights of dower, homestead and distributive share in and to the above real estate.

Words and phrases in this Deed, including the acknowledgment(s), shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Date: November 3, 2022.

John F. Hess

STATE OF Iowa, Linn COUNTY, ss:

This instrument was acknowledged before me this 3rd day of November, 2022, by John F. Hess, a single person.

Notary Public in the State of Iowa

ELIZABETH L. SOUER
Commission Number 813049
My Commission Expires
October 3, 2024

EXHIBIT A
LEGAL DESCRIPTION

Lot One (1) of A. J. Schmidt First Subdivision, Delaware County, Iowa, according to the Plat Recorded in Book 2 Plats Page 110; same being part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty (30), Township Eighty-Eight (88) North, Range Four (4), West of the Fifth Principle Meridian.

And

The North Seventy-Five (75') feet of Lot Sixteen (16), of the recorded Plat of Connolly's Riverview Addition, same being part of Section Thirty (30), Twp. 88 North, Range 4 West, Delaware County, Iowa, and the perpetual use to the water's edge as described in that portion of North Seventy-Five (75') feet of Lot Sixteen (16), or the recorded Plat of Connolly's Riverview Addition

And

All lake frontage forming a tract of land lying between the North boundary line and extending linearly to the water's edge and the South boundary line extending linearly to the water's edge, said boundary lines being then extended to the middle of Lake Delhi such that the intersection of the North boundary line with the middle of Lake Delhi forms a right angle, and such that the South boundary line extends to the middle of Lake Delhi from the water's edge along the same boundary line as the Northern boundary line running from the water's edge to the middle of Lake Delhi described in the Quit Claim Deed recorded in the office of the Delaware County Recorder on the 9th day of April, 1976 in Book 99, at Page 124; subject nevertheless, to the following restrictions and covenants:

1. This Deed is given subject to the existing flood plain rights, and Grantees shall hold Lake Delhi Recreation Association, Inc. 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 Lake Delhi Recreation Association, Inc.

3. It is the intent of the conveyance by Lake Delhi Recreation Association, Inc. to extend any existing easements that run to Interstate Power Company's Lake Delhi property line across adjacent property to the water's edge.