



Book 2019 Page 290

Document 2019 290 Type 03 001 Pages 3

Date 2/11/2019 Time 2:30:03PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$47.20

Rev Stamp# 40 DOV# 40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, Phone: (319) 465-5448

Taxpayer Information: (Name and complete address)

Tina M. Taylor Declaration of Trust dated May 23, 2016, 1305 9th Ave., Dyersville, IA 52040

EMJ
(X)

Return Document To: (Name and complete address)

Tina M. Taylor Declaration of Trust dated May 23, 2016, 1305 9th Ave., Dyersville, IA 52040

Grantors:

Rebecca J. Cooper

Grantees:

Tina M. Taylor Declaration of Trust dated May 23, 2016

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and no/100 ----- Dollar(s)
 and other valuable consideration, Rebecca J. Cooper, not married
Tina M. Taylor Declaration of Trust dated May 23, 2016 do hereby Convey to
DELAWARE County, Iowa:
 An undivided one-quarter (1/4) in the real estate described as EXHIBIT A attached hereto

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 2-6-2019.

Rebecca J. Cooper
 Rebecca J. Cooper (Grantor)

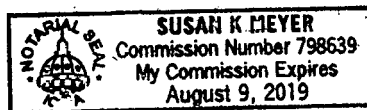
 (Grantor)

 (Grantor)

 (Grantor)

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on 2-6-2019, by Rebecca J. Cooper



Susan K Meyer
 Signature of Notary Public

EXHIBIT A

Lot Three (3) of Logan's First Subdivision of Part of the North one-half (N1/2) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat Recorded in Book 4 Plats, Page 46

The right to use of the present access road is included, and this conveyance is subject to the use of said access road by all owners and Tenants occupying lots in said Subdivision. Also, all right, title, interest, claim and demand, of Grantors, in and to the lake frontage running to the middle of the Maquoketa River bed, abutting on Lot Three (3) of Logan's First Subdivision of Part of the North Half (N1/2) of Section Twenty-three (23), Township Eighty-eight (88) North, Range Five (5) West of the Fifth Principal Meridian. Title to the hereinbefore described premises is not warranted by Grantors and this conveyance is made subject to the existing flood plain rights, and Grantees shall not hold Grantors or their predecessors in title hereunder, liable with regard to the flooding of the property covered, and the Grantees and their successors and assigns shall not change or alter the lake frontage without written permission of the Lark Delhi Recreation Association, Inc.