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2019 683 Type 03 001 Pages 3
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Rec Amt \$17.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: ^{Drw} John R. Webber III, 129 W. Fourth St., P.O. Box 250, Ottumwa, Iowa 52501
Taxpayer: Kathryn L. & Scott A. Gray, 13990 Copperhead Road, Ottumwa, IA 52501
Preparer: John R. Webber III, 129 W. Fourth St., P.O. Box 250, Ottumwa, Iowa 52501, Phone: (641) 682-8326

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Kathryn L. Gray and Scott A. Gray, wife and husband do hereby convey to Kathryn L. Gray Revocable Trust dated March 26, 2019 the following described real estate in Delaware County, Iowa:

An undivided one-seventh (1/7) interest in Parcel C of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼), Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Beginning at the Southeasterly corner of Lot Thirty-seven (37), Keith's First Subdivision of part of the South Half (S ½) of the Northeast Quarter (NE ¼) and part of the North Half (N ½) of the Southeast Quarter (SE ¼) of Section Thirty (30) Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; as recorded in the Office of the Delaware County Recorder, Plat Book 4, Page 20;

Thence North 16°-28'-00" West 446.10 feet along the Easterly line of said Lot Thirty-seven (37) to corner #184 of the Interstate Power Survey as recorded in the Office of the Delaware County Recorder, Plat Book 4, Page 44;

Thence South 81°-57'-00" East 598.10 feet along the Southerly line and to corner #185 of said Interstate Power Survey;

Thence South 78°-11'-42" West 404.49 feet;

Thence South 14°-57'-35" West 270.46 feet to the Point of Beginning, containing a total of 1.67 acres and subject to easements of record.

The Easterly line of Lot Thirty-seven (37) of Keith's 1st Subdivision of part of the South Half (S ½) of the Northeast Quarter (NE ¼) and part of the North Half (N ½) of the Southeast Quarter (SE ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, and the Westerly line of Parcel C is assumed to bear North 16°-28'-00" West.

AND

An undivided one-seventh interest in a tract of land known as Keith's First Subdivision of Part of the South ½ of the Northeast ¼ and Part of the North ½ of the Southeast ¼ of Section 30, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa, which plat was filed for record in the Office of the Recorder of Delaware County, Iowa, in Book 4 of Plats at page 20 thereof; also an undivided one-seventh interest in an adjoining tract of real estate described in a deed dated December 19, 2001 and filed of record at Book 2001, Page 4687, in the Office of the Recorder of Delaware County, Iowa, as described in the following description:

That part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth P.M., Delaware County, Iowa, described as commencing at the Southwest corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Thirty (30), said point being the point of beginning, thence South 89°-06'-00" East 381.8 feet along the South line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Thirty (30), thence North 48°-55'-35" West 248.9 feet, thence South 50°-56'-25" West 250.0 feet to the point of beginning, said parcel containing approximately 0.70 acres. Also, that portion of the Maquoketa River lying adjacent to the Northeasterly boundary of said described parcel and extending to the centerline of said river; and

All lake frontage, running to the water front and then at right angles to the middle of Delhi Lake, in respect to and adjoining premise now owned by grantee which are of record in the office of Recorder of Delaware County, Iowa, in Book 4, of Plats on page 20 thereof, and designated as Keith's First Subdivision of part of the South Half (S ½) of the Northeast Quarter (NE ¼) and part of the North Half (N ½) of the Southeast Quarter (SE ¼) of Section Thirty (30), Township 88 North, Range 4, West of the Fifth P.M.; and the following tracts or portions thereof described in the Quit Claim Deed of Interstate Power Company to L.O. Schiltz and Connie A. Schiltz, as executrix and sole beneficiary of the Estate of John C. Schiltz, which Quit Claim Deed was dated the 1st day of July, 1974, and filed of record on the 25th day of July, 1974, in the Office of the Recorder of Delaware County, Iowa, in Book 96, on Page 59 et seq thereof, to-wit: All of Tract 8 thereof, all that portion of Tract 6 lying West of a line that is parallel with and 325.7 feet West of the East line of said Section Thirty (30) thereof, and all that portion of Tracts 5 and 7 thereof from the edge of grantee's property to the center

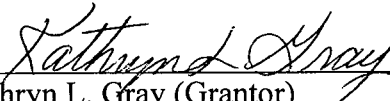
of Lake Delhi, subject to the reservations retained by Interstate Power Company as set forth therein, and also subject to the following covenants: 1. Same is subject to the existing flood plain rights and the grantees shall hold grantors harmless with regard to flooding of the property conveyed. 2. The grantees and their successors are restricted from changing or altering lake frontage without the written permission of the Lake Delhi Recreation Association, Inc.

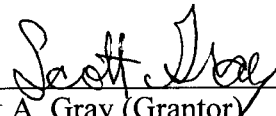
This deed is exempt according to Iowa Code 428A.2(21).

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.

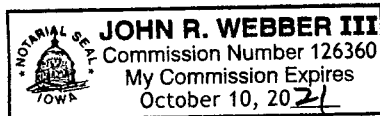
Dated: March 26, 2019.

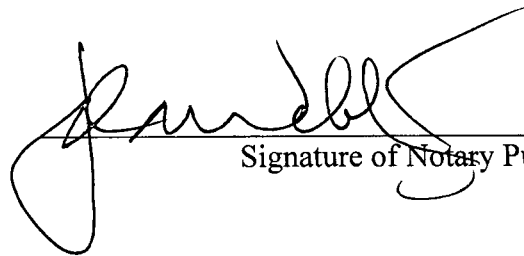

Kathryn L. Gray (Grantor)


Scott A. Gray (Grantor)

STATE OF IOWA, COUNTY OF WAPELLO, ss:

This record was acknowledged before me on March 26, 2019, by Kathryn L. Gray and Scott A. Gray, wife and husband.




Signature of Notary Public