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2019 1111 Type 03 004 Pages 3
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Rec Amt \$22.00* Aud Amt \$5.00
Rev Transfer Tax \$119.20
Rev Stamp# 146

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by and Return to:

Atty. Jay A. Willems, 301 E. Main St., PO Box 228, Anamosa, IA 52205-0228; Telephone (319)462-3577

Taxpayer Information: Randy B. & Susan J. Brokaw, 401 Lincoln Dr, Monticello, IA 52310

Grantor: Rose G. Covington Estate

Grantees: Randy B. & Susan J. Brokaw

COURT OFFICER DEED

IN THE MATTER OF THE ESTATE OF ROSE G. COVINGTON, Deceased
now pending in the Iowa District Court in and for Linn County, Probate No. ESPR042058

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Conveys to Randy B. Brokaw and Susan J. Brokaw, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Tract A:

Lot No. 18 on a Plat of Hartwick Lake Club West Subdivision of part of the S1/2 of Section 24 and of part of the N1/2 of Section 25, all in Township 88, North, Range 5, West of the 5th 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.

Tract B:

All lake frontage, running to the waterfront and then at right angles to the middle of Hartwick Lake, in respect to and adjoining premises now owned by grantee which is now of record in the office of the Recorder of Delaware County, Iowa, known as Lot Eighteen (18) of Hartwick Lake Club West Subdivision of Part of S1/2 of Section 24 and of Part of the N1/2 of Section 25, all in Township Eighty-Eight (88) North, Range Five (5), West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book V of plats, Page 40; subject to the following Covenants: 1. Same is subject to the existing flood plain rights and the grantees shall hold the 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 herein; 3. It is the intent of this deed to extend any existing easements that run to Interstate Power Company Hartwick Lake Property line across the adjacent property to the water's edge.

This deed is being tendered by the Rose G. Covington Estate in complete fulfillment of an Installment Real Estate Contract originally entered into by Rose G. Covington (Seller) and Randy B.

Brokaw and Susan J. Brokaw (Buyers), husband and wife, as joint tenants with full rights of survivorship and not as tenants in common. Said Installment Real Estate Contract was dated June 20, 2008, and filed for record on June 27, 2008, at Book 2008, Pg. 2047, Delaware County Recorder's office.

Grantor warrants title generally to the date of the contract and against its own acts subsequent to the date of the contract.

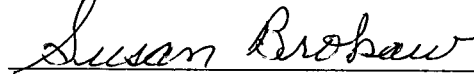
No Declaration of Value form or Groundwater Hazard Statement form is required, as this deed is being tendered in fulfillment of a previously recorded installment real estate contract. See Iowa Code Section 428A.2(2) and 455B.172(11)(a)(3).

Notwithstanding any express or implied warranties contained herein, grantor herein makes no express or implied warranties as to the title subsequent to the date of the above contract.

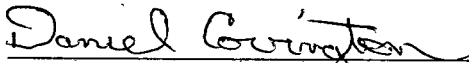
Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 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.

ROSE G. COVINGTON ESTATE



Susan Brokaw, Co-Executor

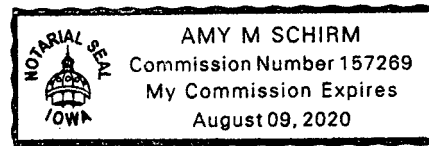


Daniel Covington, Co-Executor

STATE OF IOWA, COUNTY OF JONES : ss.

This record was acknowledged before me on this 14 day of May, 2019, by
Susan Brokaw, Co-Executor of the Rose G. Covington Estate.

Amy M. Schirm
Signature of Notary Public



STATE OF IOWA, COUNTY OF JONES : ss.

This record was acknowledged before me on this 14 day of May, 2019, by
Daniel Covington, Co-Executor of the Rose G. Covington Estate.

Amy M. Schirm
Signature of Notary Public

