



Book 2019 Page 1173

2019 1173 Type 03 001 Pages 3
Date 5/21/2019 Time 1:59:47PM
Rec Amt \$17.00 Aud Amt \$20.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (name and complete address)

Merlyn J. and Marjean M. Havertape, 832 Tanglewood Drive, Manchester, IA 52057

 Return Document To: (name and complete address)

Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:

Merlyn J. Havertape and
Marjean M. Havertape

Grantees:

Merlyn J. Havertape Revocable Trust and
Marjean M. Havertape Revocable Trust

Legal Description: See Page 3

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Merlyn J. Havertape and Marjean M. Havertape, husband and wife do hereby Convey to Merlyn J. Havertape as Trustee of the Merlyn J. Havertape Revocable Trust Agreement dated May 13, 2019 as to an undivided one-half interest; and Marjean M. Havertape as Trustee of the Marjean M. Havertape Revocable Trust Agreement dated May 13, 2019, as to an undivided one-half interest the following described real estate in Delaware County, Iowa:

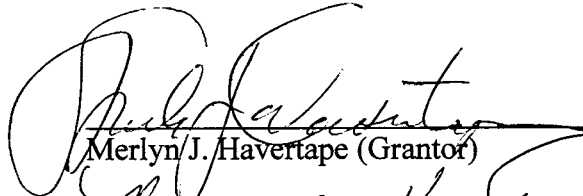
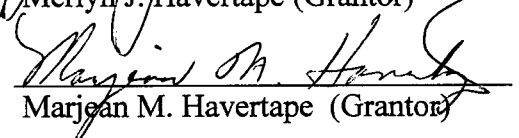
See attached legal description.

This deed is exempt according to Iowa Code 428A.2(11).

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.

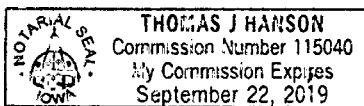
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

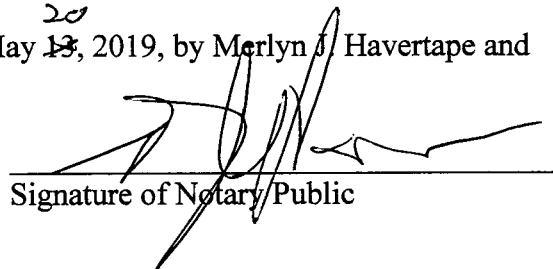
Dated: May 20, 2019


Merlyn J. Havertape (Grantor)

Marjean M. Havertape (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE 20

This record was acknowledged before me on May 13, 2019, by Merlyn J. Havertape and Marjean M. Havertape, husband and wife.




Signature of Notary Public

LEGAL DESCRIPTION
Merlyn J. & Marjean M. Havertape

Lot 5 of the plat of Tanglewood Subdivision – Plat No. 2, City of Manchester, Delaware County, Iowa according to plat recorded in Book 5 Plats, Page 116.

-AND-

All that part of the West one-half ($W\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Twenty Nine (29) that lies North of the Maquoketa River; also all that part of the West three-fourths ($W\frac{3}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty Nine (29) that lies East of the Maquoketa River; also that part of the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) and of the Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Thirty (30) that lies East of the Maquoketa River; all in Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except that part platted as Tanglewood Subdivision – Plat No. 1, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 95 and also except that part platted as Tanglewood Subdivision – Plat No. 2, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 116.

-AND-

Lot Fifteen (15) of Wellman's Seven Coves A Subdivision Of A Parcel In the NE 1/4 Of The NW 1/4 Section 25, T 88 N, R 5 W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 30; also all lake frontage running to the waterfront and then at right angles to the middle of Delhi Lake, in respect to and adjoining said Lot Fifteen (15), subject to highways and easements of record.

The Grantors further convey to Grantees the Roadway Easement established for Lot 15 of Wellman's Seven Coves, acknowledged August 14, 1959 and filed June 12, 1970 in Book M., Misc., Page 147.

The Grantors shall provide seasonal water and road usage to this property through July 16, 2015.

The Grantors prohibit the installation of commercial grade or quality lighting, e.g. street light, upon the property conveyed herein. This restriction shall run with the land.

The Grantors grant a temporary easement to the Grantees to park within 15 feet of either side of the established road easement for a period not to exceed 72 hours for any one vehicle. This Easement is temporary and shall only apply to the parties involved in this transaction. This temporary easement shall terminate upon Grantors' sale of Lot 24 or Grantees' sale of Lot 15.