

Recorded: 6/16/2021 at 12:01:29.0 PM
County Recording Fee: \$47.00
Iowa E-Filing Fee: \$3.88
Combined Fee: \$50.88
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2198

Prepared by: Ashley F. Charnetski, Whitfield & Eddy, PLC, 699 Walnut Street, Suite 2000, Des Moines, IA 50309 (515) 558-0164

RETURN TO: Genevieve J. Croskey, 20680 251st St., Manchester, IA 52057

Send Tax Notices to: Genevieve J. Croskey, 20680 251st St., Manchester, IA 52057

QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, GENEVIEVE J. CROSKEY, a single person, does hereby Quit Claim to GENEVIEVE J. CROSKEY as TRUSTEE OF THE GENEVIEVE J. CROSKEY TRUST dated JUNE 15, 2021, all her right, title, interest, estate, claim and demand the following described real estate, situated in Delaware County, Iowa, to-wit:

Lot Three (3), Logan's Sixth Subdivision to Delaware County, Iowa, the same being a part of Sections fourteen (14), Fifteen (15), Twenty Two (22) and Twenty Three (23), all in Township 88 North, Range Five (5) west of the Fifth P.M., Delaware County. The right to use the existing 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.

AND

That part of Lot Five (5) of Logan's Fifth Subdivision to Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 77, described as beginning at the most Northerly corner of said Lot Five (5), thence South 10°05'45" West one hundred ten and fourteen hundredths (110.14) feet to the most Westerly corner of Lot Four (4) of said Subdivision, thence South 69° 24' 05" East three hundred forty two and forty seven hundredths (342.47) feet to the Westerly bank of the Maquoketa River, thence South 8° 32' 19" West one hundred sixty and ninety two hundredths (160.92) feet, thence North 69° 24' 05" West three hundred forty six and ninety two hundredths (346.92) feet, thence North 22° 49' 36" West two hundred fifty seven and thirty eight hundredths (257.38) feet to a point on the Southerly line of Lot Three (3) of said Subdivision, thence North 78° 56' 11" East one hundred fifty (150) feet to the point of beginning.

Also described as Parcel C of Lot Five (5) of Logan's Fifth Subdivision, according to plat recorded in Book 6 Plats, Page 181 of the records of the Delaware County Recorder.

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, with respect to said premises, being an extension of the lines of said tract herein conveyed, title to which is not warranted by Grantors. This conveyance is made subject to the existing flood plain rights, and Grantees shall not hold Grantors or its predecessors in title hereunder liable with regard to the flooding of the property concerned, and Grantees and their successors and assigns shall not change or alter the lake frontage without written permission of the Lake Delhi Recreation Association, Inc. The right to use the present access road is included and this conveyance is subject to the use of access road by all owners and tenants occupying lots in said Subdivision.

Subject to use of existing well on the premises for supply water to Grantees, the owners of Lot 3 of said Fifth Subdivision and the owners of lots in Logan's Third Subdivision.

Lot Four (4) of Logan's Fifth Subdivision To Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 77.

AND

Lot Three (3) of Logan's Fifth Subdivision to Delaware County, Iowa according to Plat Recorded in Book 5 Plats, Page 77; same being a part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Fourteen (14) and of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, except Parcel M and Parcel N both being part of Lot 3 of Logan's Fifth Subdivision according to plat recorded in Book 8 Page 111.

The right to use the present access road is included and this conveyance is subject to the use of said access road by all owners and tenants occupying the lots in said subdivision and in adjacent Logan's Subdivision but grantors shall not be required to maintain said access road.

AND

The Southwest One-Fourth (SW ¼) of Section Twenty-four (24), Township Eighty-eight (88), Range Six (6) West of the 5th P.M., consisting of one hundred sixty (160) acres more or less EXCEPT the South five hundred (500) feet of the North two thousand (2000) feet of the West five hundred (500) feet of the Southwest Quarter (SW ¼) of Section Twenty Four (24), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M.

AND

The West one half (W1/2) of the Southeast Quarter (SE1/4) of Section Twenty-four (24), and the Northwest Quarter (N W1/4) of the Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M., except the East four

hundred seventy eight (478) feet of the North four hundred fifty (450) feet of the Northwest Quarter (N W/4) of the Southeast Quarter (SE 1/4) of Section Twenty Four (24), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M. subject to easements of record.

AND

Unit 2 and the undivided 9.21% interest in the land and common elements appurtenant to said Unit, in "Franklin Place, a Condominium", according to Declaration of Submission, recorded in Book 4 Misc., Page 16; same being located on part of Lots One Hundred Forty Two (142) and One Hundred Forty Three (143), Manchester, Iowa, according to plat recorded in Book H L.D., Pages 186-188.

AND

Unit 7 and the undivided 9.36% interest in the land and common elements appurtenant to said Unit, in "Franklin Place, A Condominium", according to Declaration Of Submission Of Property To Horizontal Property Regime For Franklin Place, A Condominium, recorded in Book 4 Misc., Page 16; same being located on part of Lot One Hundred Forty two (142) and One Hundred Forty Three (143), Manchester, Iowa, according to plat recorded in Book H.L.D., Pages 186-188.

Each of the undersigned hereby relinquishes all right of dower, homestead and distributive share in and to the above described premises.

EXEMPT PURSUANT TO IOWA CODE §428A.2(21)

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

Dated: 6/15, 2021

Genevieve J. Croskey (HAC)
GENEVIEVE J. CROSKEY, Grantor,
signature affixed by Holly Croskey at the
direction of Genevieve J. Croskey, pursuant
to Iowa Code Section 9B.9

STATE OF IOWA)
COUNTY OF DELAWARE) ss.

This record was acknowledged before me on the 15 day of JUNE, 2021, by GENEVIEVE J. CROSKY, with signature affixed by Holly Croskey at the direction of Genevieve J. Croskey, pursuant to Iowa Code Section 9B.9.

Lisa Baumgartner
Signature of Notary Public

