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Dbg
Midwest Bank



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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: George A Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone:
563-875-9112

Taxpayer Information: Richard R. and Brenda J. Becker, 2090 267th Street, Manchester, IA
52057

Return Document To: Richard R. and Brenda J. Becker, 2090 267th Street, Manchester, IA
52057

Grantors: Bruce Linn Ehlers and Julie Ann Ehlers

Grantees: Richard R. Becker and Brenda J. Becker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Bruce Linn Ehlers and Julie Ann Ehlers, husband and wife, do hereby Convey to Richard R. Becker and Brenda J. Becker, as 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:

Lot Eleven (11) of the Replat of Lot 10, Lot 11, & Lot 12 of H.L.C. South Addition, Part of the Northwest Quarter of Section Thirty (30) Township Eighty Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 2619, as corrected by Affidavit recorded in Book 1999, Page 2904, and as amended by plat recorded in Book 1999, Page 3794; also all lake frontage running to the waterfront and then at right angles to the middle of Lake Delhi, also called Hartwick Lake, in respect to and adjoining said Lot Eleven (11)

Grantees, by acceptance of this Deed, agree to be subject to any and all restrictions, covenants and amendments thereto, if any, and to assume any affirmative duties in connection with same, and this Deed is being given subject to all of said limitations and affirmative duties and these duties and restrictions shall be binding on the heirs, successors and assigns of the Grantees, and the Grantees by acceptance of this Deed, assume any and all of the affirmative duties in connection with the foregoing.

Further, with respect to all lake frontage running to the waterfront and then at right angles to the middle of Lake Delhi, the Grantees agree to be subject to the following covenants:

1. Same is subject to the existing flood plain rights and 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 permission of the grantors.
3. In the event other Quit Claim Deeds to lake frontage of similar description have been or are given in the future in connection with other lake lots or land, to all or any part of the above described lake frontage, it is understood that the grantees thereof and their successors in interest shall own same in common with the above grantees with equal rights to access and the unrestricted use thereof.

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: August 10, 2021.

Bruce Linn Ehlers
Bruce Linn Ehlers, Grantor

Julie Ann Ehlers
Julie Ann Ehlers, Grantor

Delaware
STATE OF IOWA, COUNTY OF ~~DUBUQUE~~

This record was acknowledged before me on August 10, 2021 by
Bruce Linn Ehlers and Julie Ann Ehlers, husband and wife.



Susan K Meyer
Signature of Notary Public