

Recorded: 9/3/2021 at 9:08:45.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 3149

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: Maureen A Gronstal, 114 S Cedar Street, PO Box 351, Monticello, IA 52310, Phone: (319) 363-0101

Taxpayer Information: Cory J. Kluesner and Jill M. Kluesner, 2014 Cedar Hill Avenue SE, Dyersville, IA 52040

Return Document To: Cory J. Kluesner and Jill M. Kluesner, 2014 Cedar Hill Avenue, SE Dyersville, IA 52040

Grantors: Kenneth L. Kray and Mary K. Kray as co-trustees of Kray Family Revocable Trust u/d/o 09/01/2015

Grantees: Cory J. Kluesner and Jill M. Kluesner

Legal Description: See Page 3

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of Ten Dollar(s) and other valuable consideration, KENNETH L. KRAY and MARY K. KRAY, Co-Trustees of KRAY FAMILY REVOCABLE TRUST u/d/o 09/01/2015, does hereby Convey to CORY J. KLUESNER and JILL M. KLUESNER, as joint tenants with full rights of survivorship and not as tenants in common all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

SEE ATTACHED LEGAL DESCRIPTION

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.

This deed is exempt from transfer tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21).

Dated: August 30, 2021

KRAY FAMILY REVOCABLE TRUST
u/d/o 09/01/2015

By Kenneth L. Kray
KENNETH L. KRAY, as Trustee

By Mary K. Kray
MARY K. KRAY as Trustee

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on August 30, 2021, by KENNETH L. KRAY and MARY K. KRAY, Co-Trustees of the above-entitled trust.



Maureen A. Gronstal
Signature of Notary Public

EXHIBIT "A"

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 premises known as Lot 12 and the 20' road easement along the West edge of Lot 12 on a plat of Hartwick Lake Club North, Second Subdivision, a subdivision of part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) and of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE ¼) except the North 10 acres thereof, all in Section Twenty-four (24), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth P.M., according to Plat recorded in Plat Book 5, Page 81, Office of Delaware County, Iowa Recorder, said real estate is, however, still subject to use as a 20' utility easement, and subject to Protective Covenants and Restrictions recorded in Book X, Misc., Page 17 and Book X, Misc., Page 18 in said office, subject to all easements of record and subject to the following covenants: 1) Same is subject to the existing flood plain rights and grantees shall hold 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 to the unrestricted use thereof.