

Recorded: 12/30/2021 at 12:04:27.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 4553

Prepared by/return to: Matt McQuillen, P.O. Box 228, Anamosa, IA 52205 - 319-462-3577
Taxpayer Information: Greg F. Williams and Jill Moffit Williams, 21732 Business Hwy 151, Monticello, IA 52310



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar and other valuable consideration, Fawn Creek Court and Sales, Ltd., an Iowa corporation, does hereby Convey to Greg F. Williams and Jill Moffit Williams, 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:

This deed is exempt according to Iowa Code 428A.2(15).

Lot 5 of A. J. Schmidt First Subdivision of part of the Southwest Quarter Northeast Quarter (SW¼ NE¼) Section 30, Township 88, North, Range 4, West of the 5th P.M., according to plat recorded in Book 2, Plats, Page 110, Delaware County, Iowa.

AND

Quit claims to grantees all title, interest, estate and claim to all lake frontage, running to the waterfront and then at right angles to the middle of Delhi Lake, in respect to and adjoining premises now owned by Grantor, which are now of record in the Office of Recorder of Delaware County, Iowa; Book 110, Page 137, known as Lot 5 of A. J. Schmidt First Subdivision of part of the Southwest Quarter Northeast Quarter (SW¼ NE¼) Section 30, Township 88, North, Range 4, West of the 5th P.M., according to plat recorded in Book 2, Plats, Page 110, Delaware County, Iowa; subject to the following covenants: (1) Same is subject to the existing flood plain rights and the grantees shall hold grantor harmless with respect to flooding of the property conveyed; and, (2) Grantees and their successors are restricted from changing or altering lake frontage without the written permission of the Lake Delhi Recreation Association, Inc. It is the intent of this deed to extend any existing easements that run to Interstate Power Company's Lake Delhi property line across adjacent property to the water's edge.

The Corporation hereby covenants with grantees, and successors in interest, that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

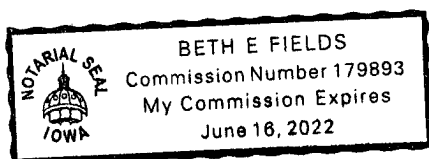
Dated: December 21, 2021.

Fawn Creek Court and Sales, Ltd.

By *Greg F. Williams*
Greg F. Williams, President

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on December 21, 2021 by Greg F. Williams, as President, of Fawn Creek Court and Sales, Ltd. an Iowa corporation.



Beth E. Fields
Signature of Notary Public