

Recorded: 7/26/2023 at 3:30:01.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$4.20
Combined Fee: \$26.20
Revenue Tax: \$42.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1748

Prepared by: Paul P. Morf, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: Kenneth and Laura Fry: 9120 Milburn Rd., Cedar Rapids, IA 52411

SPECIAL WARRANTY DEED

For the consideration of one dollar and other valuable consideration **DAVID K. FRY**, a single person, does hereby convey to **LAURA ANN FRY, AS TRUSTEE OF THE LAURA ANN FRY REVOCABLE TRUST ORIGINALLY EXECUTED MAY 22, 1998 AS AMENDED AND RESTATED JULY 1, 2010**, as may be further amended, the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 2),

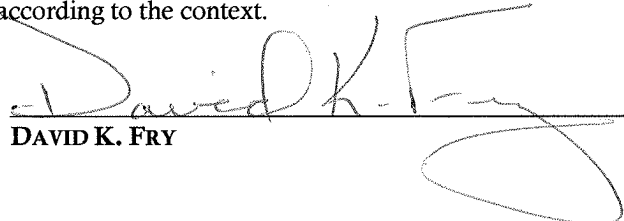
together with and subject to easements, covenants, conditions and restrictions of record.

Grantor does hereby covenant with grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 7-25, 2023



DAVID K. FRY

STATE OF FLORIDA, COUNTY OF LEE, ss:

This instrument was acknowledged before me on the 25 day of July, 2023, by **DAVID K. FRY**, a single person.

See attached - Florida

Notary Public in and for said State
My Commission Expires: 04/20/2027

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6 of Hartwick Lake Club West 2nd Subdivision Part of the S ½ of Section 24, together with all easements and servient estates appurtenant thereto, including those hereinafter specifically mentioned and Buyer assumes any and all affirmative duties in connection therewith, same to run with the real estate, ALL IN T88W, R5 West of the Fifth P.M., Delaware County, Iowa.

Grantor agrees to grant a public easement over all roads necessary to obtain access to the above described premises. Grantee agrees to become a member of an organization of lot owners in the area for the purpose of providing road maintenance until such items are furnished by a public authority, if ever. All lot owners shall maintain the road on a pro rate foot frontage basis or by lake home as the majority of the association decide. If no residence is built on this property, there should not be any added road fee if the owners of this lot have a residence in the area and are paying a road fee. Once a residence is built on said lot, there should be a road fee for said lot. Grantees do have to maintain a fence on lot line to hold cattle if adjacent pasture is used.

Hartwick Lake Club West 2nd Subdivision, the area adjacent to Lots 7, 8, 9, 10, 11, 12 and 16 of Hartwick Lake Club West Subdivision part of the Southeast quarter of the Southwest quarter of Section Twenty-four, Township Eighty-eight North, Range five West of the fifth principal meridian, Delaware County, Iowa, which includes the above-described real estate being conveyed by this Deed, is subject to the Protective Covenants and Restrictions of Hartwick Lake Club West Subdivision, with the clarification that the wording in paragraph marked number 1 on the first page of said Protective Covenants and Restrictions does not restrict the storage of any motor home or mobile home that may be stored on said Lot 6. The intent of this restriction is to restrict the use of mobile homes as a residence set up for use in this Subdivision.

These said Covenants are recorded in Book V, Page 147 in the Recorder's office of the Delaware County Recorder.



Acknowledgment by Individual

State of Florida

County of LEE

The foregoing instrument was acknowledged before me this 25TH day of JULY, 20 23, by means of physical presence or online notarization

DAVID KENNETH FRY (name of person acknowledging).

- Personally known to me
- Produced Identification

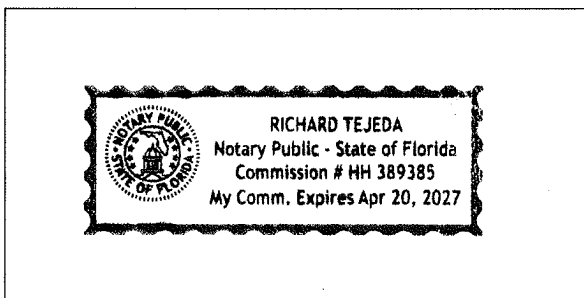
Type of Identification Produced MISSOURI DRIVERS LICENSE

Notary signature *Richard Tejeda*

Notary name (typed or printed) RICHARD TEJEDA

Title (e.g., Notary Public) NOTARY PUBLIC

Place Seal Here



For Bank Purposes Only Description of Attached Document

Type or Title of Document Special Warranty Deed

Document Date 07/25/2023

Number of Pages 1

Signer(s) Other Than Named Above

Account Number (if applicable)