

Recorded: 10/16/2024 at 9:51:04.0 AM
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: 2024 PG: 2603

Return To: Richard Woods and Cynthia Woods, 25798 225th Avenue, Delhi, Iowa 52223
Taxpayer: Richard Woods and Cynthia Woods, 25798 225th Avenue, Delhi, Iowa 52223
Preparer: Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)



QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Timothy M. Benn, a single person, does hereby Quit Claim to Richard Woods and Cynthia Woods, a married couple, as Joint Tenants with Full Rights of Survivorship and not as tenants in common, all his right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

All lake frontage running to the waterfront and then at right angles to the middle of Delhi Lake, also called Hartwick Lake, in respect to and adjoining premises known as: Parcel M, Lot 4 In 1 In 16, & Part of Lot 3 In 1 In 16 Of The Subdivision Of Lot 1 Of Lot 16, H.L.C. First Subdivision, Sec. 19 & Part Of The NE ¼ Of The NW ¼ Of Sec. 30; Parcel N, Part Of The NE ¼ Of The NW ¼ Of Sec. 30, All In T88N, R4W, Delaware County, Iowa, according to plat recorded in Book 2001, Page 2243.

Subject to:


1. Existing flood plain rights and grantees agree to hold grantors harmless with respect to flooding of the subject property;
2. Grantees and their successors are restricted from changing or altering lake frontage without permission of Archie W. Cooley, Jr. and Marcheta R. Cooley;
3. Subject to all other restrictions of record with respect to the above-described frontage property.

This deed is exempt pursuant to Iowa Code Section 428A.2(21).

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.

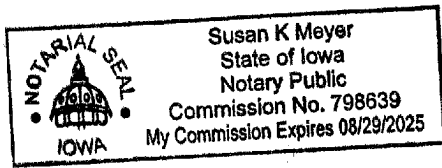
Dated: October 4, 2024.

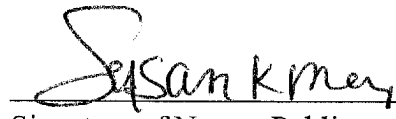


Timothy M. Benn

STATE OF IOWA, COUNTY OF Delaware.

This record was acknowledged before me on October 4, 2024, by Timothy M. Benn, a single person.





Signature of Notary Public