

Recorded: 12/23/2024 at 10:45:42.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 3198

This instrument prepared by	Anne K. Wilson, Anne K. Wilson Law Office, PLLC 1120 Depot Lane SE, Suite 100 Cedar Rapids, IA 52401 319.775.0136
Mail Tax Statement to:	Return Document To:
John R. Culver and Jean L. Culver	John R. Culver and Jean L. Culver
26347 212th Ave	26347 212th Ave
Delhi, IA 52223	Delhi, IA 52223

QUIT CLAIM DEED

For the consideration of One and no/100 Dollar(s) and other valuable consideration, Mark A. Culver and Kristine Lynn Culver, husband and wife, does hereby Quit Claim to John R. Culver and Jean L. Culver, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, all of my right, title, interest, estate, claim and demand the following described real estate in Delaware County, Iowa, to wit:

LOT 12 OF STONE'S FIRST ADDITION TO DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2, PAGE 90, SAME BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA; TOGETHER WITH SERVIENT EASEMENTS.

AND

ALL LAKE FRONTAGE RUNNING TO THE MIDDLE OF THE MAQUOKETA RIVER BED WITH REGARD TO THE FOLLOWING DESCRIBED REAL ESTATE: LOT 12 OF STONE'S FIRST ADDITION TO DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2, PAGE 90, SAME BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA.

AND

PARCEL 2021-111, PART OF LOT 27 OF STONE'S FIRST ADDITION IN THE SE ¼ OF THE NW ¼ OF SECTION 25, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELEWARE COUNTY, IOWA,

CONTAINING 525 SQUARE FEET, SUBJECT TO EASEMENTS OF RECORD, AND MORE PARTICULARLY DESCRIBED AS BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 12 OF STONE'S FIRST ADDITION AS RECORDED IN PLAT BOOK 3, PAGE 109; THENCE ALONG THE NORTHERLY LINE OF LOT 12, NORTH 58 DEGREES 12' 55" WEST (ASSUMED BEARING) 40.02 FEET, TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE ALONG A NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 12, NORTH 18 DEGREES 41'31" EAST, 10.50 FEET; THENCE SOUTH 71 DEGREES 17' 20" EAST, 32.85 FEET TO A NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 12; THENCE ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 12, SOUTH 01 DEGREE 17' 34" WEST, 20.49 FEET TO THE POINT OF BEGINNING, PER PLAT RECORDED IN BOOK 2021 PAGE 3356.

THIS DEED IS SUBJECT TO THE FOLLOWING COVENANTS: 1. SAME IS SUBJECT TO THE EXISTING FLOOD PLAIN RIGHTS AND THE GRANTEES SHALL HOLD THE GRANTORS HARMLESS WITH REGARD TO FLOODING OF THE PROPERTY CONVEYED. 2. GRANTEES AND THEIR SUCCESSORS ARE RESTRICTED FROM CHANGING OR ALTERING LAKE FRONTAGE WITHOUT WRITTEN PERMISSION OF LAKE DELHI RECREATION ASSOCIATION, INC.

SUBJECT TO ALL OTHER COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

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.

Exemption from GWHS, DOV and Transfer Tax Exemption 428A.2(21)

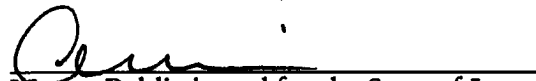
STATE OF IOWA, LINN COUNTY, ss:

DATED: 12-19-, 2024

This instrument was acknowledged before me on this 19th day of December, 2024, by Mark A. Culver and Kristine Lynn Culver.



Mark A. Culver



Notary Public in and for the State of Iowa



Kristine Lynn Culver

