Recorded: 9/4/2015 at 2:09:19.0 PM
Fee Amount: $57.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2015 PG: 2429

Entered for taxation 8th day
of September A D 2015
Carla K. Baker, Auditor
By D. Hilgerdt, Deputy

BK

©THE IOWA STATE BAR ASSOCIATION Official Form No. 106 - August 2013	Matthew Bollman	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Matthew Bollman, 1415 28th Street, Ste. 160, West Des Moines, IA 50266
Preparer: Matthew Bollman, 1415 28th Street, Ste. 160, West Des Moines, IA 50266, (515) 727-0986
Taxpayer: Rose A Koopmann, 21 6th Street, Delhi, Iowa 52223

QUIT CLAIM DEED

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, Rose Ann Koopmann a/k/a Rose Ann Koopman, a single person do hereby Quit Claim to Rose A Koopmann, Trustee of the Rose A Koopmann Revocable Trust dated August 31, 2015, and any amendments thereto all our right, title, interest, estate, claim and demand in the following real estate in Delaware County, Iowa:

See attached Addendum at pages 2-6 for legal descriptions.
This deed is exempt according to Iowa Code 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: August 31, 2015

Rose Ann Koopmann (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me this 31st day of August, 2015, by Rose Ann Koopmann a/k/a Rose Ann Koopman, a single person.

MATTHEW BOLLMAN
Commission Number 764257
My Commission Expires
August 18, 2016

Signature of Notary Public

(This form of acknowledgment for individual grantor(s) only)

ADDENDUM

The West one-half (W½) of the Southwest Quarter (SW¼) of Section Twenty (20) except roadway fourteen (14.0) feet wide over the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) which roadway extends Eastward from the Northeast corner of the North one-half (N½) of the Southeast Quarter (SE¼) of Section Nineteen (19) to public road crossing the North one-half (N½) of the Southwest Quarter (SW¼) of Section Twenty (20) in a northerly and Southerly direction; and the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Nineteen (19) and the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Twenty-nine (29) and the North one-half (N½) of the Northeast Quarter (NE¼) of Section Thirty (30), EXCEPT that part described as commencing at the Northwest corner of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of said Section Nineteen (19) and running thence North 90°00' East one hundred forty-two and one-tenth (142.1) feet, thence South ninety and six-tenths (90.6) feet, thence South 23°37' West seventy-one and six-tenths (71.6) feet, thence South 5°16' West ninety-nine (99) feet, thence South 13°54' West eighty-eight and seven-tenths (88.7) feet, thence South 12°48' West sixty-five and four-tenths (65.4) feet, thence South 5°37' West two hundred seven and seven-tenths (207.7) feet, thence South 4°15' West one hundred fifteen and six-tenths (115.6) feet, thence South 7°00' East one hundred sixty-nine and three-tenths (169.3) feet, thence South 66°45' East one hundred five and three-tenths (105.3) feet, thence South 84°05' East sixty-four and five-tenths (64.5) feet, thence South 19°46' East sixty-eight and one-tenth (68.1) feet, thence South 13°37' East one hundred forty-one (141.0) feet, thence South 3°15' West one hundred seventeen and three-tenths (117.3) feet, thence South 77°08' West ninety-five and five-tenths (95.5) feet to the line between said Sections Nineteen (19) and Thirty (30), thence South 21°22' West one hundred sixty-five and five-tenths (165.5) feet, thence South 9°18' West three hundred eleven and five-tenths (311.5) feet, thence South 50°30' East one hundred nine and seven-tenths (109.7) feet, thence South 12°02' West two hundred twenty-seven and four-tenths (227.4) feet, thence North 70°20' West one hundred two and six-tenths (102.6) feet, thence South 63°15' West one hundred thirty-three and two-tenths (133.2) feet, thence South 38°11' West two hundred three and two-tenths (203.2) feet, thence South 22°11' West three hundred twenty-one and nine-tenths (321.9) feet, thence South 10°35' East eighty and one-

tenth (80.1) feet, thence North 89°34' East one hundred fifty-two and four-tenths (152.4) feet, thence North 83°34' East ninety-four (94.0) feet, thence North 73°53' East Sixty-seven and three-tenths (67.3) feet, thence North 17°21' East eighty and six-tenths (80.6) feet, thence South 87°21' East two hundred forty-seven and eight-tenths (247.8) feet, thence North 84°32' East one hundred thirty-four and nine-tenths (134.9) feet, thence North 80°50' East one hundred five and nine-tenths (105.9) feet, thence North 4°13' East one hundred seventy and two-tenths (170.2) feet, thence North 39°52' East one hundred and seven-tenths (100.7) feet, thence North 5°58' East fifty-one and two-tenths (51.2) feet, thence South 73°54' East Two hundred one and one-tenth (201.1) feet, thence North 61°09' East forty-seven and five-tenths (47.5) feet, thence South 68°42' East forty-four and five-tenths (44.5) feet, thence North 88°37' East ninety-nine and six-tenths (99.6) feet, thence South 81°29' East ninety-six and two-tenths (96.2) feet, thence North 73°40' East one hundred five and eight-tenths (105.8) feet, thence North 63°13' East one hundred six (106.0) feet, thence North 23°17' East thirty-seven and five-tenths (37.5) feet, thence South 75°47' East seventy-seven and three-tenths (77.3) feet, thence North 41°55' East one hundred seventy-seven and six-tenths (177.6) feet, thence South 26°52' East two hundred thirty-one and three-tenths (231.3) feet, thence South 4°25' East one hundred fourteen and one-tenth (114.1) feet, thence South 7°45' West one hundred thirty-four and seven-tenths (134.7) feet, thence South 36°29' West One hundred four and nine-tenths (104.9) feet, thence South 48°26' West seventy-six and one-tenth (76.1)- feet, thence South 52°11' West to a point on the South line of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of said Section Thirty (30), thence West to a point two hundred ninety-five and one-tenth (295.1) feet West of the Southeast corner of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of said Section Thirty (30), thence North one hundred (100.00) feet, thence North 25°42' East six hundred forty-five (645.0) feet, thence North 29°58' East five hundred forty-five (545.0) feet, thence North 51°24' East two hundred sixty-eight (268.0) feet to a point on the North line of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section Thirty (30), thence East to the Northeast corner of said Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Thirty (30), thence North to the place of beginning; EXCEPT all that part of the North one-fourth (N¼) of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section Thirty (30) not previously excepted; and EXCEPT that part of the Northwest Quarter (NW¼) of the Northwest

Quarter (NW¼) of said Section Twenty-Nine (29) which lies South of the following described line: Commencing at a point which is three thousand eight hundred eighty-four and six-tenths (3884.6) feet North of the Southwest corner of said Section Twenty-Nine (29), thence North 56.30' East seven hundred seventeen (717.0) feet, thence North 70°35' East seven hundred sixty (760.0) feet to the East line of said Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of said Section Twenty-Nine (29); and further EXCEPTING the North nine hundred fifty (950.0) feet of the West one-half (W½) of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section Thirty (30); and further EXCEPTING any part thereof which may be included in the plat of H.L.C. Second Subdivision of Part of the North one-half (N½) of Section Thirty (30), Township Eighty-Eight (88) North, Range Four (4), West of the Fifth P.M., according to plat recorded in Book 4 Plats, Pages 76-77; all of said real estate being in Township Eighty-Eight (88) North, Range Four (4), West of the Fifth P.M., and EXCEPT Lot One (1) of Koopmann Subdivision of part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) and part of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Twenty-Nine (29), In Township Eighty-Eight (88) North, Range Four (4), as recorded in Book 6 Plats, Page 45, and Except Parcel U, being part of the Northwest Quarter (NW¼) Southwest Quarter (SW¼) Section Twenty (20), Township Eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, as shown by the Plat of Survey filed for record in the office of the Delaware County Recorder on May, 23, 2008, appearing there in the volume 2008 at Page 1658.

AND: The East one-half (E½) of the Southwest Quarter (SW¼) of Section Twenty (20), and the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Twenty-Nine (29) EXCEPT commencing at a point which lies one thousand three hundred twenty (1320.0) feet East and six hundred sixty-four and four-tenths (664.4) feet South of the Northwest corner of said Section Twenty-Nine (29), running thence South 33°09' East a distance of seven hundred eighty-three (783.0) feet, thence North 90°00' West a distance of four hundred twenty-eight and one-tenth (428.1) feet, thence North 0°00' East or West to the point of beginning, all in township Eighty-Eight (88) North, Range Four (4), West of the- Fifth P.M.;

AND: All that part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Twenty (20), Township Eighty-Eight (88) North, Range Four (4), West of the Fifth P.M. that lies West of the road, EXCEPT commencing at the Southwest Corner of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) and running thence East along the South line of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) a distance of four hundred thirty (430.0) feet, thence North 15°38' East four hundred fifty-five and two-tenths (455.2) feet along the Northwesterly right-of-way line of the highway to the point of beginning, thence continuing North 15°38' East one hundred (100.0) feet along said right-of-way, thence North 36°30' East one hundred thirty-five (135.0) feet, thence North 53°30' West one hundred eighty-three and five-tenths (183.5) feet, thence South 36°30' West two hundred twenty-eight and four-tenths (228.4) feet, thence South 53°30' East two hundred nineteen and one-tenth (219.1) feet to the point of beginning; and further EXCEPTING commencing at the Northwest corner of said Southwest Quarter (SW) of the Northwest Quarter (NW¼) and running thence East eight hundred eighty-five and two-tenths (885.2) feet along the North line of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) to the point of beginning, thence East two hundred twelve and seven-tenths (212.7) feet, thence South 36°10' West three hundred seventy-seven and six-tenths (377.6) feet along the West right-of-way line of the road, thence North 53°50' West one hundred eighty-five (185.0) feet, thence North 39°11' East two hundred fifty-three (253.0) feet to the point of beginning.

AND: Lot Ten (10) of Koopmann Addition to City of Delhi of Part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Seventeen (17), Township Eighty-Eight (88) North, Range Four (4), West of the Fifth P.M., according to plat recorded in Rook 6 Plats, Page 74.

AND: The East two hundred thirty (230.0) feet of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's one hundred (100.0) foot wide right of way in the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Seventeen (17) and in the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Twenty (20), that lies Westerly of the centerline of

the County Road No X-31, all in Township Eighty-eight (88) North, Range Four (4), West of the Fifth P.M.

AND: A roadway 14 feet wide as now located over and across the North One-half (N1/2) Southwest Quarter (SW¼) of Section 20, in Township 88 North, Range 4, West of the 5th Principal Meridian, which roadway extends eastward from the Northeast Corner of the North One-half (N½), Southeast Quarter (SE¼) of Section 19, in Township 88 North, Range 4, West of the 5th Principal Meridian, to public road crossing the North One-half (N½) Southwest Quarter (SW¼) of said Section 20, in a northerly and southerly direction.