Book 2020 Page 1029

Document 2020 1029 Type 03 002 Pages 1
Date 4/15/2020 Time 10:04:56AM
Rec Amt $7.00 Aud Amt $10.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by/Return to: Matthew G. McQuillen, PO Box 228, Anamosa IA 52205-0228, (319) 462-3577
Address Tax Statement: Beverly A. McQuillen, 517 Tanglewood Dr., Manchester IA 52057

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, Carla Franck and Terry Franck, wife and husband, do hereby quit claim to Beverly A. McQuillen, a single person, all their right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

The West one hundred twenty five (125) feet of the North three hundred three and five-tenths (303.5) feet of the following described real estate: The East three-fourths (E ¾) of that tract of land described as commencing at a point one (1) rod North of the Southwest corner of Lot One Hundred Three (103), Henry Acres Addition to Manchester, Iowa, thence North nineteen (19) rods to the center of the West end of the forty (40) foot street on the North side of Lot One Hundred Three (103), thence West forty two (42) rods, one (1) foot, nine (9) inches, thence South nineteen (19) rods to the North line of a two (2) rod road on the South side of this land, thence East forty two (42) rods, one (1) foot, nine (9) inches to the point of beginning, being a part of the South one-half (S½) of the Northwest Quarter (NW¼) of Section 29, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa; AND

Lots One (1), Two (2), and Forty Nine (49) EXCEPT the East 431.63 feet of Lot 49, Stevens Addition to the City of Masonville, Delaware County, Iowa as shown on plat of survey recorded on February 27, 2002 in Book 2002, Page 712, Delaware County records.

This Deed is exempt from transfer tax, Groundwater Hazard Statement and Declaration of Value reporting pursuant to Iowa Code §428A.2 (11).

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Dated: 3-31-2020, 2020

Carla Franck
Carla Franck

Terry Franck
Terry Franck

STATE OF IOWA, COUNTY OF Buchanan ss:

This instrument was acknowledged before me on March 31, 2020 by Carla Franck and Terry Franck, wife and husband.

Notary Public in and for Said State

NOTARIAL SEAL IOWA
JENNIFER VASKE
Commission Number 778617
My Commission Expires
June 17, 2022