Recorded: 2/26/2021 at 2:54:43.0 PM
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.00
Combined Fee: $30.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 727

Return To: Thad Murphy, 1415 28th St STE 160, West Des Moines, Iowa, 50266
Taxpayer: Jessica Marie Kirby, 503 Soldiers Avenue, Edgewood, IA 52042
Preparer: Thad Murphy, 1415 28th St STE 160, West Des Moines, IA 50266, Phone: (515) 727-0986

QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, James M. Diers, a/k/a James M. Diers, Jr. and Janet M. Diers, husband and wife, do hereby Convey to Jessica Marie Kirby, Trustee of the James and Janet Diers Family Trust dated February 26, 2021 all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).
See attached Addendum at Page 2 for legal descriptions.

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: February 26, 2021.

James M. Diers, Grantor

Janet M. Diers, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on February 26, 2021 by James M. Diers, a/k/a James M. Diers, Jr., and Janet M. Diers, husband and wife.

NOTARIAL SEAL IOWA
THAD MURPHY
Commission Number 704951
My Commission Expires
November 9, 2021

Signature of Notary Public

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ADDENDUM

1. Lot 12, McNamees South Addition to Colesburg, Delaware County, Iowa, according to amended and corrected Plat of Colesburg, Iowa, as recorded in Book 1 Plats, Pages 73-86.

2. That part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Fifteen (15), Township Ninety (90) North, Range Three (3), West of the Fifth Principal Meridian described as commencing at the Southeast corner of said Section Fifteen (15), thence North 0 degrees 16' 30" East along the East line of said Section Fifteen (15) one hundred seventy three and ninety four one-hundredths (173.94) feet to the centerline of Iowa Highway No. 3, thence North 49 degrees 45' 30" West on said centerline nine hundred ninety three and thirty four one-hundredths (993.34) feet to the point of beginning, thence North 49 degrees 46' 30" West on said centerline two hundred ninety six and eighteen one-hundredths (296.18) feet, thence North 76 degrees 58' 36" East two hundred eight and four-tenths (208.4) feet, thence South 89 degrees 16' 44" East fifty six and ninety seven one-hundredths (56.97) feet, thence South 54 degrees 29' 02" East one hundred ten and ninety five one-hundredths (110.95) feet, thence South 34 degrees 55' 49" West two hundred fifteen and forty eight one-hundredths (215.48) feet to the point of beginning, as pre-recorded Plat of Survey, Book 5, Page 45.

3. Parcel 2013-46 part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4), Section Fifteen (15), Township Ninety (90) North, Range Three (3) West of the 5th Principal Meridian, Delaware County, Iowa, as recorded in Book 2013, Page 1795.

4. The East seventy (70.0) feet of Lot Seven (7), Block One (1), First Western Addition to Colesburg, Iowa, according to Corrected and Amended Plat of the Incorporated Town of Colesburg recorded in Book 1 Plats, Pages 73-86.

5. The West 50 feet of Lot Seven (7), Block One (1), first Western Addition to Colesburg, Iowa, according to Corrected and Amended Plat of the Incorporated Town of Colesburg, recorded in Book 1 Plats, Pages 73-86.

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