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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: John M Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

Taxpayer Information: Donald J. Pottebaum, 1773 265th Avenue, Earlville, IA 52041

Return Document To: John M Carr, 117 S Franklin Street, Manchester, Iowa 52057

Grantors: Jean K. Pottebaum

Grantees: Donald J. Pottebaum

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Jean K. Pottebaum, a single person, does hereby Quit Claim to Donald J. Pottebaum, a single person all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

The North two thousand four hundred fourteen and one-tenth (2,414.10) feet of the East One-half (E½) of Section Six (6), Township Eighty-nine North (T89N), Range Four West (R4W) of the 5th P.M., as indicated by the fence now running North and South through said Section on a line a little West of the centerline of said Section as originally surveyed and as shown by the plat recorded on March 9, 1934, in Town Plats Book 1, Page 148 thereof, in the records of the Recorder of Delaware County, Iowa, said parcel consisting of 150 acres, more or less, and being subject to roadways and easements of record.
AND
The Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Fourteen (14) and the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Fifteen (15) and all that part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Fifteen (15) lying North of the Rail Road right of way, all in Township Eighty Nine (89) North, Range Four (4), West of the 5th Principal Meridian except Parcel A in the SW¼-NW¼ Section 14 - T89N – R4W Delaware County, Iowa, according to the plat recorded in Book 8 Plats, Page 105.
AND
The East one-half (E½) of the Northwest Quarter (NW¼), except the East twenty four (24) rods of the South thirteen (13) rods thereof, in Section Eight (8), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., except Parcel "A" Being Part Of The Southeast Quarter Of The Northwest Quarter (SE¼-NW¼) Of Section 8, Township 89 North, Range 4 West Of The Fifth Principal Meridian, Delaware County, Iowa according to plat recorded in Book 2001, Page 1104
AND
All that Part of South One Half (S½) of Northwest Quarter (NW¼) of Section Three (3), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., which lies West of the Public Road except Parcel B in the SE¼-NW¼ Section 3 – T89N – R4W Delaware County, Iowa, according to the plat recorded in Book 8 Plats, Page 64 and further excepting a strip of land about three (3) rods wide a the North side and about five (5) rods wide at the South side of the Ease side of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of said Section Three (3) Delaware County, Iowa, according to plat recorded in Book 8, Plats, Page 109.
AND
The East one-half (E½) of Section Six (6), Township Eighty-nine North (T89N), Range Four West (R4W) of the 5th P.M., as indicated by the fence now running

North and South through said Section on a line a little West of the centerline of said Section as originally surveyed and as shown by the plat recorded on March 9, 1934, in Town Plats Book 1, Page 148 thereof, in the records of the Recorder of Delaware County, Iowa, except the North two thousand four hundred fourteen and one-tenth (2,414.10) feet thereof, and also except the rights of way across said land of the Chicago, Milwaukee and St. Paul Railway and of the Chicago Great Western Railway, and further excepting the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) and further excepting that part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) lying South of the right of way of the Chicago Great Western Railway and West of the right of way of the Chicago Milwaukee and St. Paul Railway.

And

Lot Fourteen (14) of Dunham's Subdivision in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Six (6), Township Eighty-nine North (T89N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, except that part of said Lot Fourteen (14) described as commencing at a point 14 rods North of the center of the public highway on the East line of Hoag Avenue, in the former Town of Oneida, thence East 20 rods, thence North 40 rods, thence West 20 rods, thence South 40 rods to the point of beginning;

And

The North one-half (N½) of Lot Three (3), all of Lots Four (4) to Fifteen (15), and the North one-half (N½) of Lot Sixteen (16) in Block Two (2), and the North one-half (N½) of Lot Three (3) and all of Lots Four (4) to Fifteen (15) in Block Three (3) of Hoag's Addition to the former Town of Oneida, Iowa, and all of Summit Avenue, and that part of Western Avenue lying North and West of a line drawn directly South from the Northwest corner of Lot Two (2), Block Three (3), to the Southern boundary of Western Avenue, and that part of Prospect Street lying North of the line extended from the Northeast Corner of Lot Two (2) Block Three (3) to the Northwest corner of Lot Seventeen (17), Block Two (2), except the South 25 feet thereof all being in Hoag Addition to the former Town of Oneida, Iowa, according to plat recorded in Book 1 Plats, Page 111;

And

All that part of the CMC Heartland Partners' (the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company Corridor) right of way lying in the East one-half (E½) of the East one-half (E½) of Section Six (6), Township Eighty-nine North (T89N), Range Four West of the 5th P.M., Delaware County, Iowa, being the 100 foot wide and 150 foot wide corridor lying northerly of a line drawn perpendicular through a point across said corridor, said point being the point of termination of the following described line:

> Beginning at the intersection of the centerline of County Highway D-13 and the centerline of the aforementioned Railroad Company's main track; thence northerly along a 1909.86 foot radius curve with a central angle of 19°26'24" a distance of 648.0 feet; thence 315.2 feet along a tangent to the point of beginning,

And
Parcel C, part of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) and part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Six (6), Township Eighty-nine North (T89N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, subject to easements of record, per plat recorded in Book 7 Plats, Page 185,
And
All that part of the CMC Heartland Partners' (the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company Corridor) right, title and interest lying in the South Half (S½) of the Southeast Quarter (SE¼) of Section Six (6), Township Eighty-nine North (T89N), Range Four West of the 5th P.M., Delaware County, Iowa in a strip of land 100 feet in width being 50 feet on either side of the following described centerline;

Beginning at the intersection of the centerline of County Highway D-13 and the centerline of the aforementioned Railroad Company's main track; thence northerly along a 1909.86 foot radius curve, with a central angle of 19°26'24", a distance of 648.0 feet; thence 315.2 feet along a tangent to the point of termination.

Also, including all 50 foot width property abutting and adjacent to said 100 foot wide strip; Excepting from the above parcel all that part lying South of the North line of the right of way of the Chicago Great Western Railway.
And
That part of Lot Fourteen (14) of Dunham's Subdivision to the former Town of Oneida, being in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Six (6), Township Eighty-nine North (T89N), Range Four North (R4W) of the 5th P.M., Delaware County, Iowa, described as starting from a point 14 rods North of the center of the public highway on the East line of Hoag Avenue, in the former Town of Oneida, thence East 20 rods, thence North 40 rods, thence West 20 rods, thence South 40 rods to the point of beginning,
Excepting,
That part of Lot Fourteen (14) of Dunham's Subdivision, being in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Six (6), Township Eighty-nine North (T89N), Range Four West (R4W) of the 5th P.M., described as starting from a point which is 54 rods North of the centerline of the public highway, and 20 rods East of the East line of Hoag Avenue, in the former Town of Oneida, thence South 230 feet, thence West 230 feet, thence North 230 feet, thence East 230 feet to the point of beginning,
Also Excepting:
Parcel D, part of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) and part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Six (6), Township Eighty-nine North (T89N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, subject to easements of record, per plat recorded in Book 7 Plats, Page 185.
Also excepting,
Parcel B in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼)

of Section Six (6), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth P.M., (formerly City of Oneida), Delaware County, Iowa, as recorded in Book 7 Plats, Page 133, Delaware County, records.
Also excepting,

Parcel A, in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Six (6), Township Eighty-nine North (T89N), Range Four West (R4W) of the 5th P.M., being part of Lot Fourteen (14) of Dunham's Subdivision and part of vacated Summit Avenue, per plat recorded in Book 6 Plats, Page 198

All of the above being subject to roadways and easements of record.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

This deed is exempt according to Iowa Code 428A.2(16).

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: March 13, 2025.

Jean K Pottebaum
Jean K. Pottebaum, Grantor

STATE OF ILLINOIS, COUNTY OF KNOX

This record was acknowledged before me on MARCH 13, 2025 by Jean K. Pottebaum.

OFFICIAL SEAL
CODY JAY SPURRIER
Notary Public, State of Illinois
Commission No 985926
My Commission Expires January 23, 2028

Signature of Notary Public

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