Recorded: 7/7/2025 at 12:16:01.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1763

Document Prepared By:
Andrew J. Welp, JD, CPA
Savant Legal LLP
363 Financial Ct.
Rockford, IL 61107
(815) 255-4161

Return Document To:
Andrew J. Welp, JD, CPA
Savant Legal LLP
363 Financial Ct.
Rockford, IL 61107

Future Taxes To:
Gerald D. Mohwinkle
2465 Wolf Creek Trl.
Hiawatha, IA 52233

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, that the **GRANTOR, GERALD D. MOHWINKLE**, a single individual,

WHOSE ADDRESS IS: *2465 Wolf Creek Trl., Hiawatha, IA 52233*

For and in consideration of the sum of Ten Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, **CONVEYS AND QUIT CLAIMS** to **GRANTEE, GERALD D. MOHWINKLE**

WHOSE ADDRESS IS: *2465 Wolf Creek Trl., Hiawatha, IA 52233*

as Trustee of THE GERALD D. MOHWINKLE TRUST dated APRIL 24, 2025, with like powers, duties and authorities as are vested in the Grantee as Trustee, the following described real estate in the County of Delaware and State of Iowa, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

This deed is exempt from transfer tax pursuant to 482A.2(21)

GRANTOR, hereby releases and waives all rights of dower, homestead, and distributive share in and to the real estate.

IN WITNESS WHEREOF, the **GRANTOR** aforesaid has hereunto set their hands and seal this 23rd ~~24th~~ **day of April 2025.**

GERALD D. MOHWINKLE

NOTARY

State of Iowa)
) SS.
County of Linn)

I, the undersigned, a Notary Public, in said state aforesaid, DO HEREBY CERTIFY THAT **GERALD D. MOHWINKLE**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand and Notorial Seal this 23rd day of April, 2025.

Notary Public

SUSAN K. EASON
Commission Number 805018
My Commission Expires
June 22, 2026

ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: *214th Ave., Delhi, IA 52223*

PROPERTY CODE: *250-24-01-034-11*

LEGAL DESCRIPTION

PARCEL 2024-70 PART OF PARCEL 2022-110, BEING A PART OF LOT 19 OF CEDAR ACRES SUBDIVISION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FITH PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2024, PAGE 2049.