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Date 9/15/2025 Time 3:22:59PM
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: Susan M. Hess, 590 Iowa St., Ste 2, Dubuque, IA 52001
Tel: 563-582-1560

Taxpayer Information: Evrhett Howard Wuchter, 2416 Omega Road, Delhi, IA 52223

Return Document To: Evrhett Howard Wuchter, 2416 Omega Road, Delhi, IA 52223

Grantors: Valerie Lynn Nelson f/k/a Valerie Lynn Wuchter

Grantees: Evrhett Howard Wuchter

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

QUIT CLAIM DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Valerie Lynn Nelson f/k/a Valerie Lynn Wuchter, a single person, does hereby Quit Claim to Evrhett Howard Wuchter, a single person all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

See attached.

This deed is exempt according 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. 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: 9-15-25.

Valerie Lynn Nelson
Valerie Lynn Nelson
f/k/a Valerie Lynn Wuchter, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 9/15/25 by Valerie Lynn Nelson f/k/a Valerie Lynn Wuchter, a single person.

Brittany Ries
Signature of Notary Public

BRITTANY RIES
Commission Number 839071
MY COMMISSION EXPIRES
4-29-2026

That part of Northwest fractional Quarter (NWfr¼) of Section Four (4), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M. described as commencing at the Southwest corner of said Northwest fractional Quarter (NWfr¼), thence North three hundred fifteen (315) feet, thence East eight hundred ninety two and two-tenths (892.2) feet to the point of beginning, thence North 78° 52' East one hundred seventy five (175) feet, thence North 7° 59' East one hundred thirty five (135) feet, thence North 62° 54' West one hundred seventy five (175) feet, thence South 7° 59' West two hundred forty nine and six-tenths (249.6) feet to the point of beginning. The West line of said Northwest fractional Quarter (NWfr¼) is assumed to bear due North and South.