Recorded: 1/9/2026 at 1:24:35.0 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: 2026 PG: 66

Document Prepared By:
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Sycamore, IL 60178
(815) 255-4161

Return Document To:
Andrew J. Welp, JD, CPA
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1958 Aberdeen Ct.
Sycamore, IL 60178

Future Taxes To:
Steven and Karmen Larson
9301 Feather Ridge Wy.
Cedar Rapids, IA 52411

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, that the **GRANTORS, STEVEN J. LARSON** and **KARMEN R. LARSON**, husband and wife,

WHOSE ADDRESS IS: *9301 Feather Ridge Wy., Cedar Rapids, IA 52411*

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, **CONVEY AND QUIT CLAIM** to **GRANTEES, STEVEN J. LARSON** and **KARMEN R. LARSON**

WHOSE ADDRESS IS: *9301 Feather Ridge Wy., Cedar Rapids, IA 52411*

as Trustees of THE LARSON FAMILY TRUST dated DECEMBER 19, 2025, with like powers, duties and authorities as are vested in the Grantees as Trustees, 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).

This deed is exempt from a declaration of value pursuant to 482A.1(2) and is therefore exempt from submitting a Groundwater Hazard Statement.

GRANTORS, hereby release and waive all rights of dower, homestead, and distributive share in and to the real estate.

IN WITNESS WHEREOF, the **GRANTORS** aforesaid have hereunto set their hands and seal this **19th day of December 2025.**

STEVEN J. LARSON **KARMEN R. LARSON**

NOTARY

State of Iowa)
) SS.
County of Linn)

I, the undersigned, a Notary Public, in said state aforesaid, DO HEREBY CERTIFY THAT **STEVEN J. LARSON** and **KARMEN R. LARSON**, who are personally known to me to be the same persons whose name are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 19 day of December, 2025.

Notary Public

NOTARIAL SEAL IOWA
AMBER TIELEBEIN
Commission Number 842515
My Commission Expires
September 22, 2028

ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: *246th Street, Manchester, Iowa 52057*

PROPERTY CODE: *250-14-01-056-00*

LEGAL DESCRIPTION

AN UNDIVIDED ONE FIFTH (1/5) INTEREST IN:

LOT SEVENTY TWO (72) OF WILLIE'S SECOND SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION FIFTEEN (15), AND PART OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION FIFTEEN (15), AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION FOURTEEN (14), AND PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION FOURTEEN (14), ALL IN TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE FIVE (5), WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 4 PLATS, PAGE 106.