

Recorded: 1/31/2022 at 12:15:57.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 364

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information: Jeremy N. Gallagher, 100 West 12th St, Dubuque, IA 52001-4804,
Phone: 563-588-0547

Taxpayer Information: Andrea Marie Canby, 404 E. Howard Street, Manchester, IA 52057

Return Document To: Andrea Marie Canby, 404 E. Howard Street, Manchester, IA 52057

Grantors: KYLE D. HARGRAFEN

Grantees: ANDREA MARIE CANBY f/k/a ANDREA MARIE HARGRAFEN

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, Kyle D. Hargrafen, divorced and not remarried, GRANTOR, does hereby Quit Claim to

ANDREA M. CANBY f/k/a ANDREA M. HARGRAFEN, divorced and not remarried, GRANTEE,

all my right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

Lot Three Hundred Five (305), Manchester, Iowa, according to the plat recorded in Book I L.D., page 284

except Grantor retains a lien he has against the real estate by reason of the judgment obtained against Grantee in the Ruling on Post-Trial Motions filed January 25, 2022, in the case titled *In re Marriage of Hargrafen*, Delaware County Case No. 01281 CDDM008267.

Transfer Tax Exception 16: Deeds for the transfer of property or the transfer of an interest in property when the deed is executed between former spouses pursuant to a decree of dissolution of marriage.

No Declaration of Value, Groundwater Hazard Statement, or Iowa Real Estate Transfer Tax required (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: January 25th, 2022

KYLE D. HARGRAFEN, Grantor

STATE OF IOWA, DUBUQUE COUNTY, ss:

On this 25th day of January 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared KYLE D. HARGRAFEN, divorced and not remarried, to me known to be the identical person named in and who executed the same as her voluntary act and deed.

Notary Public in and for the State of Iowa

