

Recorded: 5/20/2022 at 10:57:25.0 AM  
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: 2022 PG: 1623

**Return To:** Matthew Bollman, 1415 28th St STE 160, West Des Moines, IA 50266  
**Taxpayer:** Andrew Brollier, 19264 Hilldale Ave, Lakeville, MN 55044  
**Preparer:** Matthew Bollman, 1415 28th St STE 160, West Des Moines, IA 50266, Phone: (515) 727-0986



## QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Dudley E. Brollier, a single person, does hereby Quit Claim to Dudley Recreational Estate, LLC, a limited liability company organized and existing under the laws of Iowa all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

**This deed is exempt according to Iowa Code 428A.2(21).**

All of my interest in: **PARCEL JJ**, PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 3.31 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southeast Corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, also being the Northeast Corner of Lot 1 of Turtle Creek Heights, as recorded in Book 2 of Plats, Page 190 in the Office of the Delaware County Recorder, and being the Southwest Corner of Parcel U, as recorded in Book 8 of Plats, Page 121 in the Office of the Delaware County Recorder;

THENCE along the Westerly Line of said Parcel U, North 01° 47' 01" West, 263.42 feet to the POINT OF BEGINNING;

THENCE North 88° 40' 42" West, to the centerline of the Maquoketa River, 544.96 feet, more or less;

THENCE along the centerline of the Maquoketa River, North 11° 32' 42" West, 218.88 feet, more or less;

THENCE North 78° 27' 18" East, to the Southwest Corner of Lot 1A of Hartwick Lake Club West Subdivision, as recorded in Book 2001, Page 2940 in the Office of the Delaware County Recorder, being on the 1965 Interstate Power Survey Line, 234.17 feet, more or less;

THENCE along the Southerly Line of said Lot 1A, South 88° 16' 12" East, to the Southeast Corner of said Lot 1A, being on the Westerly Line of Parcel S, as recorded in Book 8 of Plats, Page 121 in the Office of the Delaware County Recorder, 351.15 feet;

THENCE along the Westerly Line of said Parcel S and said Parcel U, South 01° 47' 01" East, 263.42 feet to the POINT OF BEGINNING;

Containing a total of 3.31 acres, more or less, and subject to easements of record.

The Southerly Line of Lot 1A of Hartwick Lake Club West Subdivision, as recorded in Book 2001, Page 2940 in the Office of the Delaware County Recorder, is assumed to bear South 88° 16' 12" East.

AND,

All of my interest in: **Parcel S**, being part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the 5<sup>th</sup> P.M., Delaware County, Iowa, per plat recorded in Book 8 Plats, Page 121, subject to roadways and easements of record.

AND,

My undivided one-half interest in: That part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the 5<sup>th</sup> P.M., Delaware County, Iowa, described as commencing at the Northwest Corner of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-five (25), said point being the point of beginning, thence South 120.57 feet along the West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-five (25), thence North 89°45'00" East 77.81 feet, thence North 47°17'00" East 57.48 feet along the centerline of Turtle Creek Road, as now traveled, thence North 55°55'50" West 144.70 feet, along an old existing fence line to the point of beginning, said parcel containing approximately 0.20 acre subject to road right of way and easements of record.

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: May 16, 2022.

Dudley E. Brollier  
Dudley E. Brollier, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on May 16, 2022 by Dudley E. Brollier , a single person.

Matthew Bollman  
Signature of Notary Public

