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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: John M Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: John P. Koopmann and LaRae A. Koopmann Revocable Trust dated May 31, 2023, 110 250th Street, Delhi, IA 52223

✕ **Return Document To:** John M Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057

Grantors: John P. Koopmann and LaRae A. Koopmann

Grantees: John P. Koopmann and LaRae A. Koopmann as co-trustees of John P. Koopmann and LaRae A. Koopman Revocable Trust dated May 31, 2023

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, John P. Koopmann and LaRae A. Koopmann, husband and wife, do hereby Quit Claim to John P. Koopmann and LaRae A. Koopmann, Co-Trustees of John P. Koopmann and LaRae A. Koopmann Revocable Trust dated May 31, 2023, all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

Lots One (1), Two (2), Three (3) and Four (4) of Koopmann Second Addition being a subdivision of Lot 10 of Koopmann Addition to the City of Delhi, part of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ -SW $\frac{1}{4}$) of Section Seventeen (17), and part of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ -NW $\frac{1}{4}$) of Section Twenty (20); all in Township 88 North, Range 4 West of the Fifth Principal Meridian, in the City of Delhi, Delaware County, Iowa, according to plat recorded in Book 2020, Page 7379.

AND

One-fourth interest in:

All that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty (20), Township Eighty Eight (88) North, Range Four (4), West of the fifth P.M. that lies West of the road, except commencing at the Southwest corner of said Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and running thence East along the South line of said Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) a distance of four hundred thirty (430.0) feet, thence North 15° 38' East four hundred fifty five and two-tenths (455.2) feet along the Northwesterly right-of-way line of the highway to the point of beginning, thence continuing North 15° 38' East one hundred (100.0) feet along said right-of-way, thence North 36° 30' East one hundred thirty five (135.0) feet, thence North 53° 30' West one hundred eighty three and five-tenths (183.5) feet, thence South 36° 30' West two hundred twenty eight and four-tenths (228.4) feet, thence South 53° 30' East two hundred nineteen and one-tenth (219.1) feet to the point of beginning; and further excepting commencing at the Northwest corner of said Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and running thence East eight hundred eighty five and two-tenths (885.2) feet along the North line of said Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) to the point of beginning, thence East two hundred twelve and seven-tenths (212.7) feet, thence South 36° 10' West three hundred seventy seven and six-tenths (377.6) feet along the West right-of-way line of the road, thence North 53° 50' West one hundred eighty five (185.0) feet, thence North 39° 11' East two hundred fifty three (253.0) feet to the point of beginning,

AND

The Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Nineteen (19) and the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty Nine (29) and the North one-half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty (30) except that part described as commencing at the Northwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Nineteen (19) and running thence North 90° 00' East one hundred forty two and one-tenth (142.1) feet, thence South ninety and six-tenths (90.6) feet, thence South 23° 37' West seventy one and six-tenths (71.6) feet, thence south 5° 16' West ninety nine (99.0) feet, thence South 13° 54' West eighty eight and


seven-tenths (88.7) feet, thence South 12° 48' West sixty five and four-tenths (65.4) feet, thence South 5° 37' West two hundred seven and seven-tenths (207.7) feet, thence South 4° 15' West one hundred fifteen and six-tenths (115.6) feet, thence South 7° 00' East one hundred sixty nine and three-tenths (169.3) feet, thence South 66° 45' East one hundred five and three-tenths (105.3) feet, thence South 84° 05' East sixty four and five-tenths (64.5) feet, thence South 19° 46' East sixty eight and one-tenth (68.1) feet, thence South 13° 37' East one hundred forty one (141.0) feet, thence South 3° 15' West one hundred seventeen and three-tenths (117.3) feet, thence South 77° 08' West ninety five and five-tenths (95.5) feet to the line between said Sections Nineteen (19) and Thirty (30), thence South 21° 22' West one hundred sixty five and five-tenths (165.5) feet, thence South 9° 18' West three hundred eleven and five-tenths (311.5) feet, thence South 50° 30' East one hundred nine and seven-tenths (109.7) feet, thence South 12° 02' West two hundred twenty seven and four-tenths (227.4) feet, thence North 70° 20' West one hundred two and six-tenths (102.6) feet, thence South 63° 15' West one hundred thirty three and two-tenths (133.2) feet, thence South 38° 11' West two hundred three and two-tenths (203.2) feet, thence South 22° 11' West three hundred twenty one and nine-tenths (321.9) feet, thence South 10° 35' East eighty and one-tenth (80.1) feet, thence North 89° 34' East one hundred fifty two and four-tenths (152.4) feet, thence North 83° 34' East ninety four (94.0) feet, thence North 73° 53' East sixty seven and three-tenths (67.3) feet, thence North 17° 21' East eighty and six-tenths (80.6) feet, thence South 87° 21' East two hundred forty seven and eight-tenths (247.8) feet, thence North 84° 32' East one hundred thirty four and nine-tenths (134.9) feet, thence North 80° 50' East one hundred five and nine-tenths (105.9) feet, thence North 4° 13' East one hundred seventy and two-tenths (170.2) feet, thence North 39° 52' East one hundred and seven-tenths (100.7) feet, thence North 5° 58' East fifty one and two-tenths (51.2) feet, thence South 73° 54' East two hundred one and one-tenth (201.1) feet, thence North 61° 09' East forty seven and five-tenths (47.5) feet, thence South 68° 42' East forty four and five-tenths (44.5) feet, thence North 88° 37' East ninety nine and six-tenths (99.6) feet, thence South 81° 29' East ninety six and two-tenths (96.2) feet, thence North 73° 40' East one hundred five and eight-tenths (105.8) feet, thence North 63° 13' East one hundred six (106.0) feet, thence North 23° 17' East thirty seven and five-tenths (37.5) feet, thence South 75° 47' East seventy seven and three-tenths (77.3) feet, thence North 41° 55' East one hundred seventy seven and six-tenths (177.6) feet, thence South 26° 52' East two hundred thirty one and three-tenths (231.3) feet, thence South 4° 25' East one hundred fourteen and one-tenth (114.1) feet, thence South 7° 45' West one hundred thirty four and seven-tenths (134.7) feet, thence South 26° 29' West one hundred four and nine-tenths (104.9) feet, thence South 48° 26' West seventy six and one-tenth (76.1) feet, thence South 52° 11' West to a point on the South line of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of said Section Thirty (30), thence West to a point two hundred ninety five and one-tenth (295.1) feet West of the Southeast corner of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of said Section Thirty (30), thence North one hundred (100.0) feet, thence North 25° 42' East six hundred forty five (645.0) feet, thence North 29° 58' East five hundred forty five (545.0) feet, thence North 51° 24' East two hundred sixty eight (268.0) feet to a point on the North line of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section Thirty (30), thence East to the Northeast corner of said Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Thirty (30), thence North to place of beginning; the North one-fourth (N¼) of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section Thirty (30) not

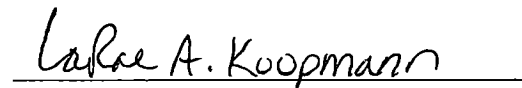
previously excepted; and except that part of the Northwest Quarter (NW¹/₄) of the Northwest Quarter (NW¹/₄) of said Section Twenty Nine (29) which lies South of the following described line: Commencing at a point which is three thousand eight hundred eighty four and six-tenths (3884.6) feet North of the Southwest corner of said Section Twenty Nine (29), thence North 56° 30' East seven hundred seventeen (717.0) feet, thence North 70° 35' East seven hundred sixty (760.0) feet to the East line of said Northwest Quarter (NW¹/₄) of the Northwest Quarter (NW¹/₄) of said Section Twenty Nine (29); and further excepting the North nine hundred fifty (950.0) feet of the West one-half (W¹/₂) of the Northwest Quarter (NW¹/₄) of the Northeast Quarter (NE¹/₄) of said Section Thirty (30); and further excepting any part thereof which may be included in the plat of H.L.C. Second Subdivision of Part of the North one-half (N¹/₂) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., according to plat recorded in Book 4 Plats, Pages 76-77; also except Lot One (1) of Koopmann Subdivision Part Of The SW¹/₄-NW¹/₄ And Part Of The NW¹/₄-NW¹/₄ Of Section 29, Township 88 North, Range 4 West Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recoded in Book 6 Plats, Page 45; and also except Parcel 2016-09 Part Of The NE¹/₄-NE¹/₄ Sec. 30, T88N, R4W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2016, Page 272; all of said real estate being in Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M.; and The Northeast Quarter (NE¹/₄) of the Northwest Quarter (NW¹/₄) of Section Twenty Nine (29) except commencing at a point which lies one thousand three hundred twenty (1320.0) feet East and six hundred sixty four and four-tenths (664.4) feet South of the Northwest corner of said Section Twenty Nine (29), running thence South 33° 09' East a distance of seven hundred eighty three (783.0) feet, thence North 90° 00' West a distance of four hundred twenty eight and one-tenth (428.1) feet, thence North 0° 00' East or West to the point of beginning, all in Township Eighty Eight (88) North, Range Four (4), West of the fifth P.M.

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.

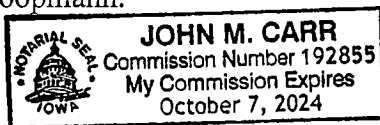
Dated: May 31, 2023.


John P. Koopmann, Grantor


LaRae A. Koopmann, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 31, 2023 by John P. Koopmann and LaRae A. Koopmann.




Signature of Notary Public