



Book 2023 Page 2829

Document 2023 2829 Type 03 002 Pages 4

Date 11/09/2023 Time 8:05:47AM

Rec Amt \$22.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



QUIT CLAIM DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 106
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

E. Michael Carr, 117 S. Franklin Street, PO Box 333, Manchester, Iowa 52057
Phone: (563) 927-4164

Taxpayer Information: (Name and complete address)

Darline Coonfare, 520 E. Union Street, Manchester, Iowa 52057

Return Document To: (Name and complete address)

Darline Coonfare, 520 E. Union Street, Manchester, Iowa 52057

Grantors:

Alissa Leonard
Sanjai Moses
Jaeson Kalmoni

Grantees:

Darline Coonfare

Legal description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of 1.00 Dollar(s) and other valuable consideration, Alissa Leonard and James Leonard, wife and husband; Sanjai Moses and Jude Koski, wife and husband; and Jaeson Kalmoni and April Kalmoni, husband and wife do hereby Quit Claim to Darline Coonfare

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

The East one-third (E1/3) of Lot Eight (8), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, except commencing at the Southwest corner of said East one-third (E1/3) of Lot Eight (8), running thence East on South line of said Lot Eight (8) ten (10) feet, thence Northerly in a straight line to the Northwest corner of said East one-third (E1/3) of Lot Eight (8), thence South to the point of beginning and further excepting That part of the East one-third (E1/3) of Lot Eight (8) of Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, described as commencing at a point 69.92 feet West of the Northeast corner of said Lot Eight (8), thence East 69.92 feet, thence South 104.875 feet along the East line of said Lot Eight (8), thence West 64.92 feet, thence Northwesterly to the point of beginning.

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

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: November 5, 2023

Alissa Leonard (Grantor)

James Leonard (Grantor)

Sanjai Moses (Grantor)

Jude Koski (Grantor)

Jaeson Kalmoni (Grantor)

April Kalmoni (Grantor)

STATE OF California, COUNTY OF San Francisco

This record was acknowledged before me on November 5, 2023, by Alissa Leonard and James Leonard, wife and husband

California Notary's Acknowledgment Certificate is attached



Signature of Notary Public

California Notary's Acknowledgment
Certificate is attached

STATE OF California, COUNTY OF San Francisco

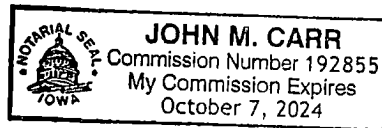
This record was acknowledged before me on November 5, 2023, by Sanjai
Moses and Jude Koski, wife and husband



Priti Parikh
Signature of Notary Public

STATE OF Iowa, COUNTY OF Linn

This record was acknowledged before me on November 2, 2023, by
Jaeson Kalmoni and April Kalmoni, husband and wife



JM Carr
Signature of Notary Public

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

On November 5, 2023 before me, PRITI PARIKH, Notary public

personally appeared James Leonard, Alissa Leonard, Sanjai Moses and Jude Koski
Date Here Insert Name and Title of the Officer
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Priti Parikh
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____