

Recorded: 12/6/2023 at 8:21:43.0 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: 2023 PG: 3046

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

**Preparer Information:** Chris M. Even, 225 1st Avenue East, Dyersville, IA 52040  
Phone: 563-875-9112

**Taxpayer Information:** V&R Nelson Family Trust, 20426 254th Street, Delhi, IA 52223

**Return Document To:** Chris M. Even, 225 1st Avenue East, Dyersville, IA 52040

**Grantors:** Vyron C. Nelson and Roberta A. Nelson

**Grantees:** Vyron Nelson and Roberta Nelson as Co-Trustees of V&R Nelson Family Trust

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**QUIT CLAIM DEED**

For the consideration of Ten Dollars and other valuable consideration, Vyron C. Nelson and Roberta A. Nelson, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, do hereby Quit Claim to Vyron Nelson and Roberta Nelson, Co-Trustees of V&R Nelson Family Trust, all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

Lot (18) of Lake View First Addition to Delaware County, Iowa according to plat recorded in Book 6 Plats, Page 55

AND

Lot 18A of Lake View First Addition to Delaware County, Iowa, according to the plat recorded in Book 6 Plats, Page 55, together with grantors interest in a 50-foot ingress and egress easement across the NE1/4 of Section 23-T88N-R5W of the 5th P.M., Delaware County, Iowa, whose centerline is described as follows: Commencing as a point of reference at the SE corner of said NE1/4 (E ¼ corner); thence N89 °37'53"W along the south line of said NE1/4, 577.63 feet; thence N00 °00'00"E, 585.29 feet to the centerline of a county road and the point-of-beginning; thence S86 °12'43"E, 464.73 feet; thence N71 °31'07"W, 140.30 feet; thence S56 °49'20"E, 225.44 feet; thence N77 °19'12"W, 224.51 feet; thence S80 °19'36"W, 501.23 feet to the end of the centerline of the easement, said end being S15 °58'45"E, 25.15 feet of the NE corner of Lot 8 Lake View First Addition to Delaware County

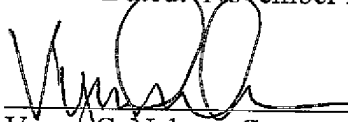
AND

Lot One (1), Block Eight (8), Delhi, Iowa, according to plat recorded in Book A L.D., Pages 128-129

**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.

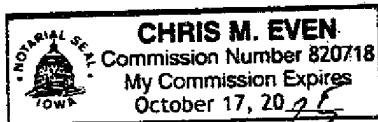
Dated: November 29, 2023.


  
Vyron C. Nelson, Grantor

  
Roberta Nelson, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on November 29, 2023, by Vyron C. Nelson and Roberta A. Nelson.



  
Signature of Notary Public