

Recorded: 2/2/2024 at 2:40:02.0 PM
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: 2024 PG: 271

Prepared by/ Return to:
Mark R. Van Heukelom
Bradley & Riley PC

P.O. Box 2804
Cedar Rapids, IA 52406-2804

(319) 363-0101
FAX (319) 363-9824

Address tax statement: No Change to Tax Statement

QUIT CLAIM DEED

For the consideration of Ten Dollars and other valuable consideration, BRETT DEAN ARDUSER and MICHELLE LYNN ARDUSER, husband and wife, do hereby Quit Claim to BRETT D. ARDUSER and MICHELLE L. ARDUSER, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, all of their right, title, and interest in the following described real estate in Delaware County, Iowa:

THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-SIX (26); THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER OF SECTION TWENTY-SEVEN (27), ALL IN TOWNSHIP EIGHTY-SEVEN NORTH, RANGE THREE (3), WEST OF THE 5TH P.M., IN DELAWARE COUNTY, IOWA AND CONTAINING 159 ACRES MORE OR LESS

Exempt from Transfer Tax and from filing a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(21). The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

MICHELLE LYNN ARDUSER, wife of BRETT DEAN ARDUSER, joins in this Deed for the sole purpose of relinquishing all rights of dower, homestead and distributive share in and to the real estate.

This Deed was prepared at the request of the Grantors, without the benefit of a title search. The preparer of this Deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: January 2, 2024.

Brett Dean Arduser
BRETT DEAN ARDUSER



STATE OF IOWA, COUNTY OF JONES) ss:

This instrument was acknowledged before me on January 2, 2024, by BRETT DEAN ARDUSER, a married person and husband to MICHELLE LYNN ARDUSER.

Lisa R. Stevens
Notary Public in and for the State of Iowa

Dated: January 2, 2024.

Michelle Lynn Arduser
MICHELLE LYNN ARDUSER

STATE OF IOWA, COUNTY OF Johnson) ss:

This instrument was acknowledged before me on January 2, 2024, by MICHELLE LYNN ARDUSER, a married person and wife to BRETT DEAN ARDUSER.

[Signature]
Notary Public in and for the State of Iowa

