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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by / Return to: Gary J. Streit, ^{QW}Shuttleworth & Ingersoll, P.L.C., P.O. Box 2107, Cedar Rapids, Iowa 52406;
Phone: (319) 365-9461

Address Tax Statement to: John E. Tyrrell, 412 N Franklin St, Manchester, IA 52057

QUIT CLAIM DEED

For valuable consideration, John E. Tyrrell, a single person, hereby quit claim to John E. Tyrrell, as Trustee of the John E. Tyrrell Trust, dated February 2, 2024, all of the Grantors' right, title, interest, claim and demand in the following real estate in Delaware County, Iowa:

Attached hereto as Exhibit "A".

Subject, nevertheless, to easements, restrictions, covenants and conditions of record.

This Deed is given without consideration and, therefore, is exempt from transfer tax, declaration of value and groundwater hazard statement requirements pursuant to Iowa Code Section 428A.2(21).

The undersigned hereby relinquish all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases in this Deed, including the acknowledgment(s), shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: February 2, 2024.

John E. Tyrrell
John E. Tyrrell

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This instrument was acknowledged before me this 2nd day of February, 2024 by John E. Tyrrell, a single person.



Lisa M. Jaeger
NOTARY PUBLIC - STATE OF IOWA

EXHIBIT A

Parcels 630293302100 & 630293302200

Lot Three Hundred Twenty Seven (327), Manchester, Iowa, according to the recorded plat thereof;

and

Parcel 140190002800

That part of the Northeast (NE $\frac{1}{4}$) of Section 19, Township 89 North, Range 5 West of the Fifth P.M., described as commencing at the East Quarter (E $\frac{1}{4}$) corner of the Northeast (NE $\frac{1}{4}$) of Section 19, this being the point of beginning; thence North 738.75 feet, thence South 70°-04' West 263.3 feet, thence South 42°-48' West 550.0 feet, thence South 15°-12' West 280.0 feet; thence North 87°-06' West 39.2 feet; thence South 18°-57' West 190.3 feet; thence South 63°-27' East 32.75 feet; thence South 20°-16' West 153.0 feet; thence South 5°-53' East 37.0 feet; thence; South 26°-16' East 37.0 feet; thence South 54°-37' East 45.0 feet;

thence North 35°-23' East 332.85 feet, thence South 53°-57' East 698.5 feet, thence North 621.65 feet to the point of beginning, said parcel containing approximately 14.8 acres subject to easements of record.

The East line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Nineteen (19) is assumed to bear due North and South.

And

Parcel 140190003100

That part of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Nineteen (19), Township Eighty-Nine (89) North, Range Five (5) West of the Fifth P.M., Delaware County, Iowa, described as commencing at the East quarter corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Nineteen (19), running thence South 19.0 feet, thence North 67° 46' West 643.85 feet, thence North 42° 48' East 440.0 feet, thence North 70° 04' East 263.3 feet, thence South 738.75 feet to the point of beginning.

And

Parcel 140200000600

The North Two Fifths (N $\frac{2}{5}$) of the West Three Eighths (W $\frac{3}{8}$) of the Northwest quarter (NW $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of Section Twenty (20) in aforesaid Township and Range, except that portion of said described tract that lies East of the highway which cuts off the Southwest corner of said tract;

And

Parcel 140180001700

All that part of the East 462.0 feet of the Southeast (SE $\frac{1}{4}$) of Section Eighteen (18), in aforesaid Township and Range lying North and East of the Mill Pond, excepting therefrom that part sold and conveyed to Harold A. Simons as shown by deed recorded in Book 80, Page 490, in office of Recorder of Delaware County, Iowa; and Further convey the right of use in common of a driveway reserved in deed recorded in Book 80, Page 490 aforesaid.