

Recorded: 4/15/2024 at 11:16:18.0 AM  
County Recording Fee: \$47.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$50.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 813

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

Address Tax Statement to: John J. Crock and Kelley D. Crock, 130 Winslow Drive, Manchester, Iowa 52057

### QUIT CLAIM DEED

For valuable consideration, John J. Crock and Kelley D. Crock, as husband and wife, hereby quit claim to John J. Crock and Kelley D. Crock, as Trustees of the John J. Crock and Kelley D. Crock Joint Trust Agreement, dated April 12, 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".

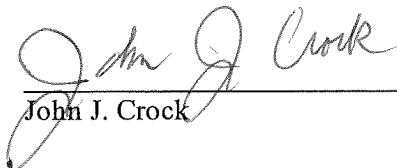
Subject, nevertheless, to easements, restrictions, covenants and conditions of record.

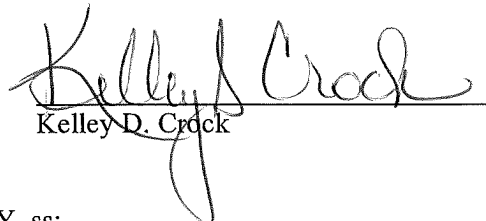
This Deed is given without consideration and, therefore, is exempt from transfer tax, declaration of value and groundwater hazard statement requirements pursuant to Iowa Code Section 428A.2(21).

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: April 12, 2024.

  
John J. Crock

  
Kelley D. Crock

STATE OF IOWA, DELAWARE COUNTY, ss:

This instrument was acknowledged before me this <sup>12th</sup>~~22nd~~ day of <sup>April</sup>~~January~~, 2024 by John J. Crock and Kelley D. Crock, as husband and wife.

  
NOTARY PUBLIC - STATE OF IOWA

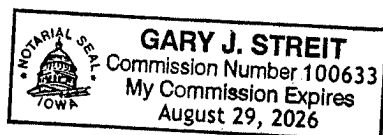


EXHIBIT "A"

1. Home at 130 Winslow Drive, Manchester, Iowa

1. Home at 130 Winslow Drive, Manchester, Iowa

Lots Thirty Nine (39) and Forty (40) of Northtown Estates, Subdivision of part of the North one-half (N½) of the Southeast Quarter (SE¼) of Section Twenty (20), Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 13

2. 1922 145<sup>th</sup> Avenue

Parcel D, Part of the North 1/2 of the Northeast 1/4 of Section 23, Township 89 North, Range 6 West of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2007, Page 525

Grantees covenant, warrant and agree a monument located in the Northwest corner of this real estate will be permanent and reads as follows: "Pursuant to the wishes of Garrett I. McGee, this farm is named the "McGee Farm" in honor of his parents, Austin E. McGee and Emma L. Barr McGee. The McGee family owned this farm consisting of 160 acres from 1866 to 1988. Garrett I. McGee 1903-1986."

Grantees, their heirs, successors and assigns hereby agree and covenant that said monument is permanent and shall stand in perpetuity. The maintenance of this monument is Grantees'/Owners' responsibility; if the monument is broken or damaged, Grantor shall provide the cost of replacement; this agreement is binding upon the parties hereto, their heirs, successors and assigns and is perpetual and runs with the land.

3. Horton # 1 Acreage at 2431 110<sup>th</sup> Avenue; Parcel 2021-29 and Parcel 2021-30 recorded as 2021-3415

The South seven hundred ten (710) feet of the East three hundred sixty two (362) feet of the North one hundred forty (140) acres of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Eighteen (18), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M.

**INDEX LEGEND**  
 LOCATION: NE1/4, SECTION 18, T88N, R6W  
 REQUESTOR: JOHN CROCK  
 PROPRIETOR: JOHN J. CROCK & KELLEY D. CROCK  
 SURVEYOR: BILL BURGER  
 SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR  
 RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 1 (563) 655-2028

FILED  
 Delaware Co. Assessor  
 SEP 29 2021

FILED  
 Delaware Co. Auditor  
 SEP 29 2021

Book 2021 Page 3418  
 Document 2021 3418 Type 06 002 Pages 3  
 Date 9/29/2021 Time 2:05:12PM  
 Rec Amt \$17.00

Daneen Schindler, RECORDER/REGISTRAR  
 DELAWARE COUNTY IOWA

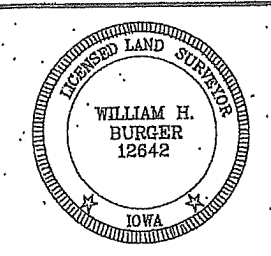
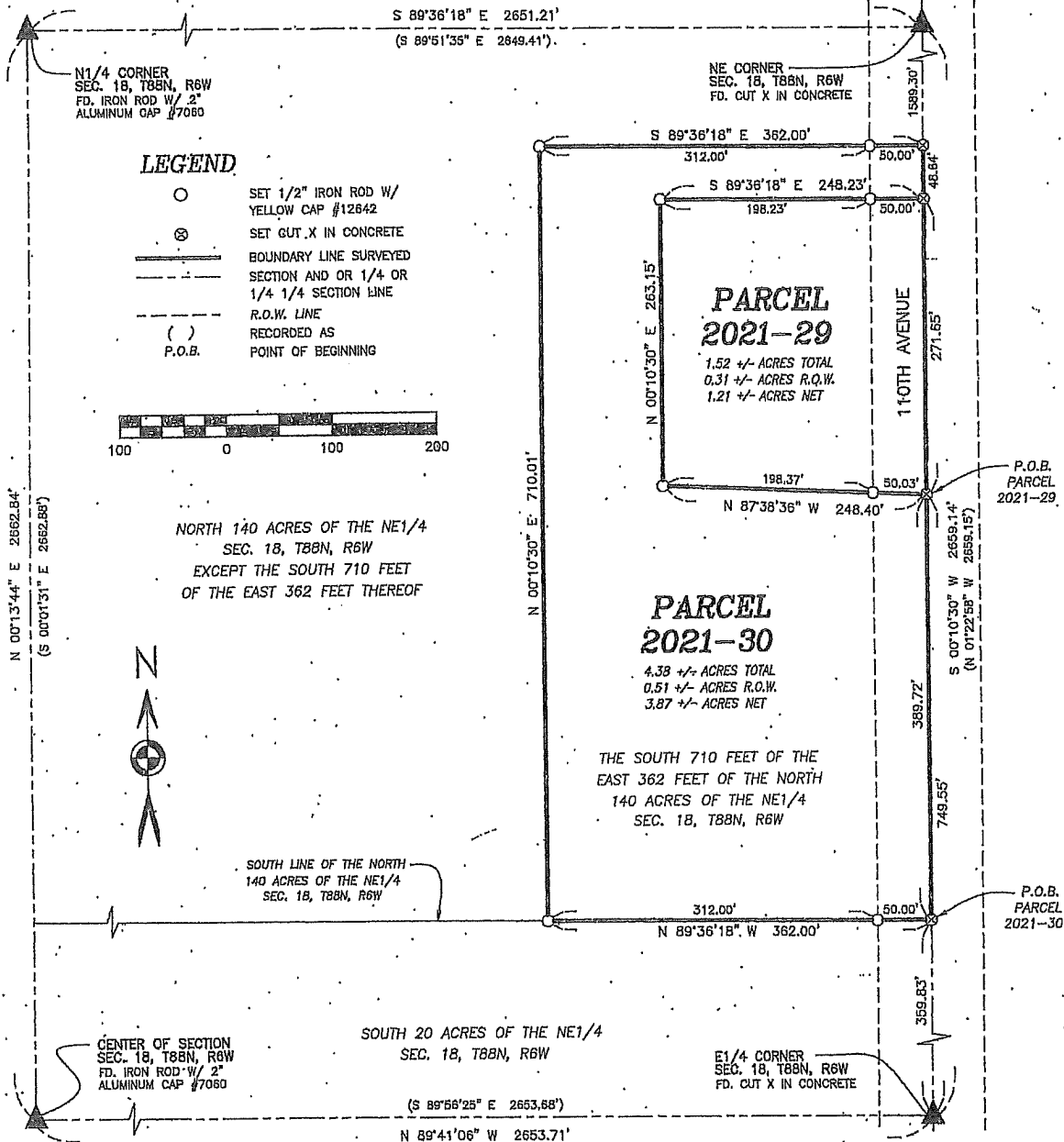
#2021-29 =  
 2431 110TH AVE

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 655 2028

**PLAT OF SURVEY**

**PARCEL 2021-29** PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA  
**PARCEL 2021-30** PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA

#2021-30 =  
 110TH AVE (4A)



DATE OF SURVEY: 7/23/2021  
 PROPRIETORS: SEE INDEX LEGEND  
 I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
 William H. Burger 9/29/21  
 WILLIAM H. BURGER #12642 DATE

**Wm. Burger**  
**LandSurveyor**  
 510 3rd Street West Court  
 Worthington, Iowa 52078

**LEGAL DESCRIPTION**

**PARCEL 2021-29** – Part of the Northeast Quarter (NE1/4) of Section Eighteen (18), Township Eighty-eight North (T88N), Range Six West (R6W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 1.52 acres more or less, including 0.31 acres more or less of public road right of way, subject to easements, reservations, restrictions, and rights of way of record and not of record and more particularly described by metes and bounds as follows:

**COMMENCING** at the East Quarter (E1/4) corner of Section Eighteen (18), Township Eighty-eight North (T88N), Range Six West (R6W), of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** North 00°-10'-30" East 749.55 feet along the East line of the Northeast Quarter (NE1/4) of said Section Eighteen (18) to the **POINT OF BEGINNING**;

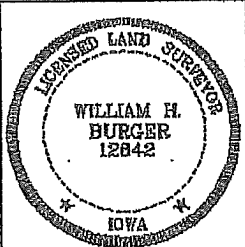
**Thence** North 87°-38'-36" West 248.40 feet;

**Thence** North 00°-10'-30" East 263.15 feet;

**Thence** South 89°-36'-16" East 248.23 feet to the East line of said Northeast Quarter (NE1/4);

**Thence** South 00°-10'-30" West 271.65 feet along the East line of said Northeast Quarter (NE1/4) to the **POINT OF BEGINNING**, containing a total of 1.52 acres more or less, including 0.31 acres more or less of public road right of way, subject to easements, reservations, restrictions, and rights of way of record and not of record;

The East line of the Northeast Quarter (NE1/4) of Section Eighteen (18), Township Eighty-eight North (T88N), Range Six West (R6W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 00°-10'-30" West.

	<p><b><u>SURVEYORS CERTIFICATE</u></b></p> <p>I hereby certify that this land survey document was prepared and related survey work was performed by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa;</p> <p>My license renewal date is December 31, 2022</p> <p><i>William H. Burger</i> 2/29/21 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. 2 covered by this seal</p>
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## LEGAL DESCRIPTION

**PARCEL 2021-30** – Part of the Northeast Quarter (NE1/4) of Section Eighteen (18), Township Eighty-eight North (T88N), Range Six West (R6W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 4.38 acres more or less, including 0.51 acres more or less of public road right of way, subject to easements, reservations, restrictions, and rights of way of record and not of record and more particularly described by metes and bounds as follows:

**COMMENCING** at the East Quarter (E1/4) corner of Section Eighteen (18), Township Eighty-eight North (T88N), Range Six West (R6W), of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 00°-10'-30" East 359.83 feet along the East line of the Northeast Quarter (NE1/4) of said Section Eighteen (18) to the **POINT OF BEGINNING**, corner also being the Southeast corner of the South 710 feet of the East 362 feet of the North 140 acres of said Northeast Quarter (NE1/4);

Thence North 89°-36'-18" West 362.00 feet along the South line and to the Southwest corner of the South 710 feet of the East 362 feet of the North 140 acres of said Northeast Quarter (NE1/4);

Thence North 00°-10'-30" East 710.01 feet along the West line and to the Northwest corner of the South 710 feet of the East 362 feet of the North 140 acres of said Northeast Quarter (NE1/4);

Thence South 89°-36'-18" East 362.00 feet along the North line and to the Northeast corner of the South 710 feet of the East 362 feet of the North 140 acres of said Northeast Quarter (NE1/4);

Thence South 00°-10'-30" West 48.64 feet along the East line of said Northeast Quarter (NE1/4);

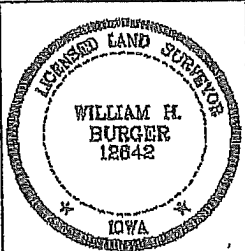
Thence North 89°-36'-18" West 248.23 feet;

Thence South 00°-10'-30" West 263.15 feet;

Thence South 87°-38'-36" East 248.40 feet to the East line of said Northeast Quarter (NE1/4);

Thence South 00°-10'-30" West 389.72 feet along the East line of said Northeast Quarter (NE1/4) to the **POINT OF BEGINNING**, containing a total of 4.38 acres more or less, including 0.51 acres more or less of public road right of way, subject to easements, reservations, restrictions, and rights of way of record and not of record;

The East line of the Northeast Quarter (NE1/4) of Section Eighteen (18), Township Eighty-eight North (T88N), Range Six West (R6W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 00°-10'-30" West.

	<b><u>SURVEYORS CERTIFICATE</u></b>
	<p>I hereby certify that this land survey document was prepared and related survey work was performed by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa;</p> <p>My license renewal date is December 31, 2022</p> <p><i>William H. Burger</i> 2/29/21 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. 3 covered by this seal</p>