

Recorded: 4/19/2024 at 2:37:04.0 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: 867

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information:

Brian J. Kane, 2100 Asbury Road, Suite 2, Dubuque, IA 52001, Phone: (563) 582-7980

Taxpayer Information:

JOHN E. GALLAGHER and BETH A. GALLAGHER, 20087 Stone Briar Court, Dyersville, IA 52040

Return Document To:

Brian J. Kane, 2100 Asbury Road, Suite 2, Dubuque, IA 52001

Grantors:

JOHN E. GALLAGHER and BETH A. GALLAGHER

Grantees:

JOHN E. GALLAGHER AND BETH A. GALLAGHER TRUST
JOHN E. GALLAGHER and BETH A. GALLAGHER, Trustees

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

QUIT CLAIM DEED

For the consideration of Ten Dollar(s) and other valuable consideration, JOHN E. GALLAGHER and BETH A. GALLAGHER, husband and wife, do hereby Quit Claim to the JOHN E. GALLAGHER and BETH A. GALLAGHER TRUST, JOHN E. GALLAGHER and BETH A. GALLAGHER, trustees, all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

LOT SEVEN (7) OF HICKORY HILLS ESTATES A SUBDIVISION OF LOT ONE (1) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2000, PAGE 2407, AND AMENDED PLAT RECORDED IN BOOK 2001, PAGE 1082, subject to easements of record

(Parcel ID 180250001750)

AND

Parcel P Part Of Lot 8 Of Hickory Hills Estates, Section Twenty-Five (25), Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2006, Page 1075, subject to easements of record

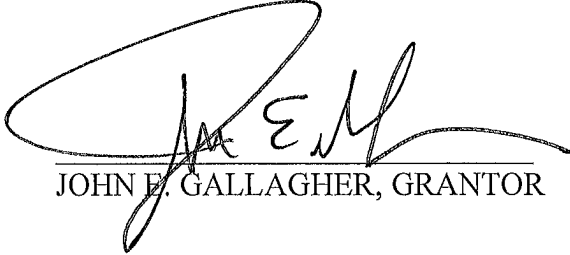
(Parcel ID 180250001780)

This deed is exempt according to Iowa Code 428A.2(21). Actual consideration is less than \$500.00.

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.

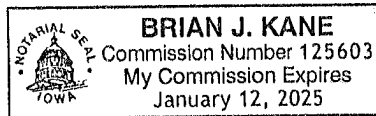
Dated: April 19, 2024.

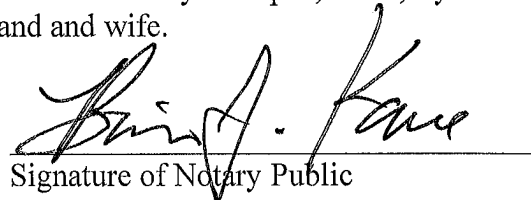

JOHN E. GALLAGHER, GRANTOR


BETH A. GALLAGHER, GRANTOR

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on the 19th day of April, 2024, by JOHN E. GALLAGHER and BETH A. GALLAGHER, husband and wife.




Signature of Notary Public