



Book 2024 Page 1205

Document 2024 1205 Type 03 002 Pages 3
Date 6/03/2024 Time 3:55:10PM
Rec Amt \$17.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Charles and Paula Wilgenbusch, 2557 140th Ave, Ryan, IA 52330

Return Document To: Charles and Paula Wilgenbusch, 2557 140th Ave, Ryan, IA 52330

Grantors: Leon M. Wilgenbusch

Grantees: Charles J. Wilgenbusch and Paula K. Wilgenbusch, as Co-Trustees of the Charles J. Wilgenbusch Revocable Trust dated February 16, 2024, as it may be amended from time to time, as to an undivided one-quarter interest and in Paula K. Wilgenbusch and Charles J. Wilgenbusch, as Co-Trustees of the Paula K. Wilgenbusch Revocable Trust dated February 16, 2024, as it may be amended from time to time, as to undivided one-quarter interest

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Leon M. Wilgenbusch, a single person, does hereby Quit Claim to Charles J. Wilgenbusch and Paula K. Wilgenbusch, as Co-Trustees of the Charles J. Wilgenbusch Revocable Trust dated February 16, 2024, as it may be amended from time to time, as to an undivided one-quarter interest and in Paula K. Wilgenbusch and Charles J. Wilgenbusch, as Co-Trustees of the Paula K. Wilgenbusch Revocable Trust dated February 16, 2024, as it may be amended from time to time, as to undivided one-quarter interest all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:


All lake frontage running to the middle of the Maquoketa River bed with regard to the following described real estate: A portion of Lot 28, Stone's First Addition to Delaware County, Iowa described as: Commencing at the northernmost corner of Lot 4 of "Stone's First Addition to Delaware County, Iowa", a subdivision of parts of the Southeast Quarter of Northwest Quarter and Southwest Quarter of Northwest Quarter of Section 25, Township 88 North, Range 5 West of the 5 P.M., according to the plat thereof recorded in Plat Record 2, Page 90 in office of Recorder of Delaware County, Iowa, thence westerly along the boundary of said Lot 4 125 feet, thence northerly at a right angle of 90° a distance of 30 feet, thence easterly at a right angle of 90° a distance of 125 feet and thence southerly at a right angle of 90° a distance of 30 feet to place of beginning; And Lot 4 of "Stone's First Addition to Delaware County, Iowa", a subdivision of parts of the Southeast Quarter of the Northwest Quarter and Southwest Quarter of Northwest Quarter of Section 25, Township 88 North, Range 5 West of the 5 P.M., according to the plat thereof recorded in Plat Record 2 Page 90 in Office of Recorder, Delaware County, Iowa

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 6-3-24


Leon M. Wilgenbusch, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 6-3-24 by
Leon M. Wilgenbusch.



Teresa Turnis
Signature of Notary Public