

Recorded: 6/5/2024 at 8:22:11.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1219

Return To: Matthew Bollman, 1415 28th St STE 160, West Des Moines, Iowa 50266
Taxpayer: Sidney's Cottage, LLC, 4702 SW Scott Street, Ankeny, IA 50023
Preparer: Matthew Bollman, 1415 28th St STE 160, West Des Moines, IA 50266, Phone: (515) 727-0986



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Clark D Brollier, a married person, does hereby Quit Claim to Sidney's Cottage, LLC, a limited liability company organized and existing under the laws of Iowa, all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

SEE ADDENDUM

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: June 1, 2024.

Clark D. Brollier

Clark D Brollier (Grantor)

Clark D. Brollier (POA)

Jacklyn K Brollier (Grantor)

By Clark D Brollier, her Attorney-in-Fact

By signing below, I acknowledge that I am giving up all rights to enjoyment of the property described above, regardless of whether or not I survive my spouse and regardless of any rights Iowa law otherwise gives to me with respect to such property. I am specifically waiving my elective share in the property described in this waiver.

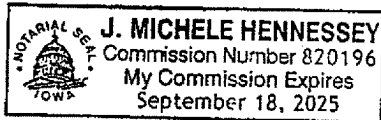
Clark D. Brollier (POA)

Jacklyn K Brollier (Grantor)

By Clark D Brollier, her Attorney-in-Fact

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on June 1, 2024, by Clark D Brollier, husband.



J. Michele Hennessey
Signature of Notary Public

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on June 1, 2024, by Jacklyn K Brollier, wife, by Clark D Brollier, her Attorney-in-Fact.



J. Michele Hennessey
Signature of Notary Public

ADDENDUM

PARCEL II, PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 3.17 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeast Corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, also being the Northeast Corner of Lot 1 of Turtle Creek Heights, as recorded in Book 2 of Plats, Page 190 in the Office of the Delaware County Recorder, and being the Southwest Corner of Parcel U, as recorded in Book 8 of Plats, Page 121 in the Office of the Delaware County Recorder;

THENCE along the Northerly Line of said Lot 1 and Westerly extension thereof, North 89° 35' 45" West, 226.79 feet, more or less;

THENCE along a line perpendicular to the centerline of the Maquoketa River, North 87° 45' 09" West, to the centerline of the Maquoketa River, 272.60 feet, more or less;

THENCE along the centerline of the Maquoketa River, North 11° 32' 42" West, 269.01 feet, more or less;

THENCE South 88° 40' 42" East, to the Westerly Line of said Parcel U, 544.96 feet, more or less;

THENCE along the Westerly Line of said Parcel U, South 01° 47' 01" East, 263.42 feet to the POINT OF BEGINNING;

Containing a total of 3.17 acres, more or less and subject to easements of record.

The Southerly Line of Lot 1A of Hartwick Lake Club West Subdivision, as recorded in Book 2001, Page 2940 in the Office of the Delaware County Recorder, is assumed to bear South 88° 16' 12" East.

AND,

Parcel U, being part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa, per plat recorded in Book 8 Plats, Page 121, subject to roadways and easements of record.

AND,

Our undivided one-half interest in: That part of the Southeast Quarter (SE 1/4) of the Northeast

Quarter (NE 1/4) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa, described as commencing at the Northwest Corner of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-five (25), said point being the point of beginning, thence South 120.57 feet along the West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-five (25), thence North 89°45'00" East 77.81 feet, thence North 47°17'00" East 57.48 feet along the centerline of Turtle Creek Road, as now traveled, thence North 55°55'50" West 144.70 feet, along an old existing fence line to the point of beginning, said parcel containing approximately 0.20 acre subject to road right of way and easements of record.