



Book 2024 Page 1943

Document 2024 1943 Type 03 002 Pages 3
Date 8/12/2024 Time 9:48:27AM
Rec Amt \$17.00 Aud Amt \$5.00

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WJ
EA
**After Recording, Return and
Mail Tax Statements To:**

Randy Joseph Montelius and Elizabeth Ann Rowe Montelius, as co-Trustees
329 12th Avenue SE, N. 404
Cedar Rapids, IA 52401

QUITCLAIM DEED

The undersigned Grantors declare that this conveyance transfers Grantors' interest to Grantors' revocable living trust for zero ("0") consideration.
This transaction is exempt from the Real Estate Transfer Tax pursuant to Iowa Code §428A.2(21).

RANDY JOSEPH MONTELIUS and ELIZABETH ANN ROWE MONTELIUS, husband and wife, the GRANTORS,

Whose mailing address is 329 12th Avenue SE, N. 404, Cedar Rapids, IA 52401;

hereby convey and quitclaim to

RANDY JOSEPH MONTELIUS and ELIZABETH ANN ROWE MONTELIUS, as co-Trustees of THE R AND E MONTELIUS LIVING TRUST, U/A dated July 9, 2024, the GRANTEE,

Whose mailing address is 329 12th Avenue SE, N. 404, Cedar Rapids, IA 52401;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Delaware, State of Iowa:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 26200 204th Avenue, Manchester, IA.

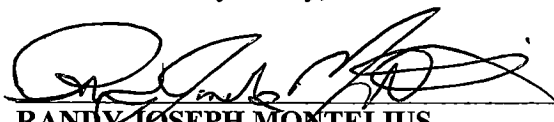
Assessor's Parcel Number: 250-26-03-002-00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 9th day of July, 2024.


RANLY JOSEPH MONTELIUS


ELIZABETH ANN ROWE MONTELIUS

STATE OF IOWA

)

) ss.

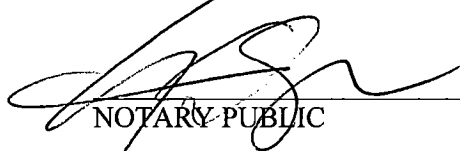
COUNTY OF LINN

)

On this July 9, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared RANDY JOSEPH MONTELIUS and ELIZABETH ANN ROWE MONTELIUS, to me known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.





NOTARY PUBLIC

My commission expires: 6/19/27

EXHIBIT A

Lot Three (3) of Schmidt's Farm & Lake Subdivision, a Subdivision of Parcel 2017-87 in Sec. 23 and Sec. 26 all in T88N, R5W of the Fifth P.M., Delaware Comity, Iowa, according to plat recorded in Book 2021, Page 1603

(The grantee, by accepting this Warranty Deed and recording same, hereby confirms, affirms, ratifies, acknowledges, accepts, and agrees to be bound by all of the Declaration of Covenants, Conditions, and Restrictions Concerning Schmidt's Farm & Lake Subdivision as set forth in the Declaration recorded with the Recorder of Delaware County, Iowa, on October 4, 2021, and as shown in Book 2021, Page 3465, and Amendment to said Declaration recorded with the Recorder of Delaware County, Iowa, on January 5, 2022, in Book 2022, Page 57 and the Declaration of Private Road Agreement and Private Road Maintenance as set forth in the Declaration recorded with the Recorder of Delaware County, Iowa, on November 4, 2021, and as shown in Book 2021, Page 3894.)

and more commonly known as 26200 204th Avenue, Manchester, IA 52057.

TAX PARCEL NUMBER: 250-26-03-002-00