



**Book 2024 Page 2483**

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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

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

\***Taxpayer Information:** Charles F. Bacon and Joy A. Bacon, 207 Marion Street NW, Hopkinton, IA 52237

**Return Document To:** John M Carr, 117 S Franklin Street, PO Box 333, Manchester, Iowa 52057

**Grantors:** Triple C, Inc.

**Grantees:** Charles F. Bacon and Joy A. Bacon

**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, Triple C, Inc., a corporation organized and existing under the laws of Iowa, does hereby Quit Claim to Charles F. Bacon and Joy A. Bacon, as a married couple as joint tenants with full rights of survivorship and not as tenants in common all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

All the part of the South One Half (S1/2) of the Northeast Quarter (NE1/4) of Section Thirteen (13), Township Eighty Seven (87) North, Range Four (4), West of the Fifth Principal Meridian, described as commencing at the Southwest corner of Lot Thirty Two (32), Jackson's Addition to Hopkinton, and running thence (Var. 6°5'E) North 41°30' West 8.19 1/2 chains, thence North 15°10' West 2.39 3/4 chains, thence (Var 4°71E) East 10.20 1/2 chains to Northwest corner of Lot Twenty Eight (28) of said Addition, thence (Var. 6°05'E) South 27° West 9.14 1/2 chains to place of beginning, except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 62, Page 198, of the records of Delaware County, Iowa, subject to easements of record.

**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: March 26, 2024

Triple C, Inc., an Iowa corporation

By Charles F. Bacon  
Charles F. Bacon, President

By Crystal K. Sternhagen  
Crystal K. Sternhagen, Vice President,  
Secretary and Treasurer

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 26 & 29, 2024, by Charles F. Bacon, as President, of Triple C, Inc. a corporation and Crystal K. Sternhagen, as Vice-President, Secretary and Treasurer of Triple C, Inc. a corporation

Cindy J. Blumer  
Signature of Notary Public

