

Recorded: 12/13/2024 at 12:24:23.0 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: 3107

**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:

Kevin R. and Valorie A. Schmitt, 12066 Tyra Lane, Dubuque, IA 52003

Return Document To:

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

Grantors:

KEVIN R. SCHMITT & VALORIE A. SCHMITT

Grantees:

KEVIN R. SCHMITT DECLARATION OF TRUST DATED THE 20TH DAY OF MARCH, 2024, KEVIN R. SCHMITT, TRUSTEE, and VALORIE A. SCHMITT DECLARATION OF TRUST DATED THE 20TH DAY OF MARCH, 2024, VALORIE A. SCHMITT, TRUSTEE

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

QUIT CLAIM DEED

For the consideration of Ten & 00/100 (\$10.00) Dollar(s) and other valuable consideration, KEVIN R. SCHMITT and VALORIE A. SCHMITT, husband and wife, do hereby Quit Claim to KEVIN R. SCHMITT DECLARATION OF TRUST DATED THE 20TH DAY OF MARCH, 2024, KEVIN R. SCHMITT, TRUSTEE, and VALORIE A. SCHMITT DECLARATION OF TRUST DATED THE 20TH DAY OF MARCH, 2024, VALORIE A. SCHMITT, TRUSTEE all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

An undivided one-half interest to each grantee in:


SEE LEGAL DESCRIPTION ATTACHED.

This deed is exempt according to Iowa Code 428A.2(21).

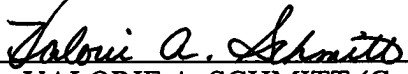
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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 20, 2024.



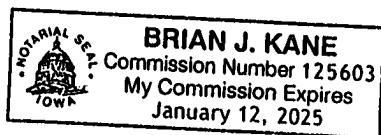
KEVIN R. SCHMITT (Grantor)




VALORIE A. SCHMITT (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on the 20th day of March, 2024, by KEVIN R. SCHMITT and VALORIE A. SCHMITT, husband and wife.





Signature of Notary Public

LEGAL DESCRIPTION

Lot One Hundred Eleven (111) of "Clair-View Acres at Delhi, Iowa" in Sections 23 and 26, Milo Township, Delaware County, Iowa, according to plat recorded in Book 2, Plats, Page 200; also Parcel T Part Of Lot 117 And Part Of Vine Avenue Of Clair View Acres, Section Twenty-Six, Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2000, Page 2564.

(Parcel No. 250230712800)

AND

Lots 8, 35, 41, 46 and 47 of Freddy's Beach Road 2nd Addition per the subdivision plat recorded July 13, 2021 in Book 2021, at Page 2517 in the Office of the Delaware County Recorder, subject to easements of record and the rights of the public in all public highways.

(Parcel No's. 250260200800, 250260203500, 250260204100, 250260204600, 250260204700)

AND

Lots 52 and 53 in Freddy's Beach Road 2nd Addition according to the subdivision plat recorded in Book 2021 at Page 2517 in the Office of the Delaware County Recorder along with Parcel 2022-144, being a part of Lot 48 of Freddy's Beach Road 2nd Addition in Delaware County, Iowa per the plat of survey recorded in Book 2022 at Page 3604 in the office of the Delaware County Recorder, all being a part of Sections 23 and 26 of Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa; subject to the rights of the public in all public highways and all easements of record.

(Parcel No's. 250260204800, 250260205200)