

Recorded: 12/20/2024 at 2:56:29.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 3181

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

Preparer Information: Chris M. Even, 225 1st Avenue East, Dyersville, IA 52040,
563-875-9112

Taxpayer Information: R & C Pheasant Creek, LLC, 1891 265th Avenue, Earlville, IA 52041

Return Document To: Chris M. Even, 225 1st Avenue East, Dyersville, Iowa, 52040

Grantors: Rodney J. Nefzger and Connie M. Nefzger

Grantees: R & C Pheasant Creek, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of Ten Dollars and other valuable consideration, Rodney J. Nefzger and Connie M. Nefzger, husband and wife, do hereby Quit Claim to R & C Pheasant Creek, 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:

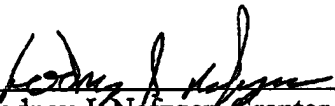
The East one-half (E ½) of the Southwest quarter (SW ¼) of Section Fourteen (14), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., except commencing at the Northeast corner of said East one-half (E ½) of the Southwest Quarter (SW ¼), running thence West thirty (30) rods and seven (7) links, thence South twenty eight (28) rods, thence East thirty (30) rods and seven (7) links, thence North twenty eight (28) rods to the point of beginning, and also approximately 3.03 acres of abandoned Railroad right of way lying on the East one-half of the Southwest Quarter of Section 14, Township 89, Range 4, West of the 5th P.M.

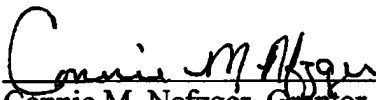
Parcel 2024-21 and Parcel 2024-22, part of Parcel 2023-45 part of the SW ¼ - SW ¼, Sec. 14, in T89N R4W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 792

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.

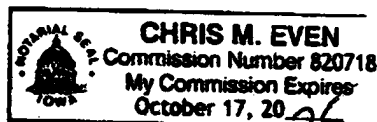
Dated: December 19, 2024.



Rodney J. Nefzger, Grantor


Connie M. Nefzger, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on December 19, 2024 by Rodney J. Nefzger and Connie M. Nefzger, husband and wife.




Signature of Notary Public