

Recorded: 2/3/2025 at 3:41:13.0 PM
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: 2025 PG: 305

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:

KEVEN M. JEFFERIS, 261 Thunder Bay Road, Galena, IL 61036

Return Document To:

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

Grantors:

Keven Jefferis aka Keven M. Jefferis and Kathryn L. Jefferis
261 Thunder Bay Road
Galena, IL 61036

Grantees:

KEVEN M. JEFFERIS TRUST DATED DECEMBER 20, 2011, KEVEN M. JEFFERIS,
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) Dollars and other valuable consideration, KEVEN JEFFERIS a/k/a KEVEN M. JEFFERIS, and KATHRYN L. JEFFERIS, husband and wife, do hereby Quit Claim to KEVEN M. JEFFERIS TRUST DATED DECEMBER 20, 2011, KEVEN M. JEFFERIS, TRUSTEE, all the Grantor's right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

An undivided one-half interest in and to the following described real estate:

The North Half of the Northeast Quarter of Section 6, Township 89 North, Range 5, and the Southeast Quarter of the Southeast Quarter of Section 31, Township 90 North, Range 5, all being West of the 5th P.M., Delaware County, Iowa, excepting therefrom that part of the Southeast Quarter of the Southeast Quarter, Section 31, Township 90 North, Range 5, West of the 5th P.M., Delaware County, Iowa, described as: Commencing at the Northeast corner of the Southeast Quarter of the Southeast Quarter and running thence South on the East line of Section 31 764.00 feet, thence West 318.0 feet, thence North 340.0 feet, thence East 100.0 feet, thence North 424.0 feet to the North line of said Southeast Quarter of the Southeast Quarter, thence East 218.0 feet to beginning, less highway.

Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

This conveyance is subject to that certain life estate granted to Joan Jefferis, a single person, pursuant to that certain Quit Claim Deed dated February 28, 2024, recorded March 1, 2024, at BK: 2024, PG: 468, of Delaware County, Iowa Recorder's Office.

to that certain real estate, pursuant to Delaware County, Iowa Quit Claim Deed recorded 3/1/

(Parcel no's. 060310001300 and 140060002100)

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

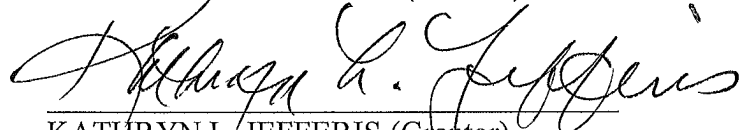
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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: February 3, 2025.

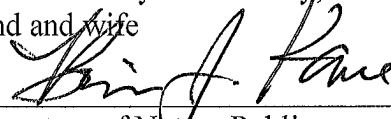

KEVEN JEFFERIS

aka KEVEN M. JEFFERIS (Grantor)


KATHRYN L. JEFFERIS (Grantor)

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on the 3rd day of February, 2025, by KEVEN M. JEFFERIS and KATHRYN L. JEFFERIS, husband and wife


Signature of Notary Public

