



Book 2025 Page 713

Document 2025 713 Type 03 002 Pages 3  
Date 3/21/2025 Time 4:01:33PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$63.20

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

Prepared by: Robert Paul Flannagan, 23055 265th St, Delhi, IA 52223, USA

Phone: (563) 608-2366

Address tax statement to: Dawn M Ziemer, 23055 265th St, Delhi, IA 52223, USA

After recording, return deed to: Dawn M Ziemer, 23055 265th St, Delhi, IA 52223, USA

~~This deed is exempt from the tax reporting requirement as stated by section 428A.2, subsections 2 to 13 and 16 to 21 of the Iowa Code.~~

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

#### Quitclaim Deed

For and in consideration of \$40,000.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Equity Trust Co. Custodian FBO Robert Paul Flannagan, of 23055 265th St, Delhi, IA 52223, USA, (the "Grantor"), does hereby convey, as well as quitclaims, unto Dawn M Ziemer, not married, of 23055 265th St, Delhi, IA 52223, USA, (the "Grantee"), all right, title, interest, estate, claim and demand in the following described real estate in Delaware, County, Iowa:

LOT TWO (2) OF FLANNAGAN ADDITION OF THE SOUTHWEST QUARTER  
(SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SECTION TWENTY-NINE  
(29), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF  
THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING  
TO PLAT RECORDED IN BOOK 2004, PAGE 2978, FROM THE 29th DAY OF  
JUNE, 2004, AT 8:00 O'CLOCK A.M. TO THE 6th DAY OF AUGUST, 2004, AT 8:00  
O'CLOCK A.M.

Prior instrument reference: Book 2010, page 1229, document No. 2010 1229, of the recorder of Delaware, Iowa.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the same unto the Grantee and unto the Grantee's heirs and assigns forever, with all appurtenances attached to the property.

Taxes for tax year 2025 will be paid by the Grantee.

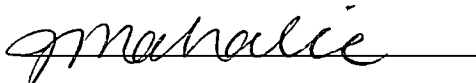
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases contained within this deed, including acknowledgement of this deed, will be construed as in the singular or plural, and as masculine or feminine gender, according to context.

IN WITNESS WHEREOF this deed was executed by the Grantor on this 27 day of

January, 2025.

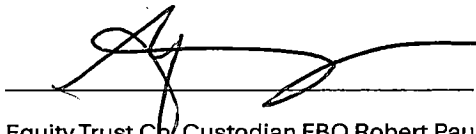
Signed in the presence of:



Witness signature

Jessica Mahalic

Witness name



Equity Trust Co. Custodian FBO Robert Paul Flannagan

Gina Johnson  
Corporate Alternate Signer

Grantor Acknowledgement

STATE OF OHIO

COUNTY OF CUYAHOGA

On this 27 day of January, 2025, before me, Kelsey Buhrman,  
personally appeared Equity Trust Co. Custodian FBO Robert Paul Flannagan, personally  
known to me (or proved to me on the basis of satisfactory evidence) to be the person whose  
name is subscribed to the within instrument and acknowledged to me that the Grantor has  
executed the same in their authorized capacity, and that by their signature on the instrument the  
person or the entity upon behalf of which the person acted, executed the instrument.

Notary Signature: 

The State of Ohio

My commission expires: October 2, 2027



KELSEY BUHRMAN  
Notary Public  
State of Ohio  
My Comm. Expires  
October 2, 2027