

**This Document Prepared By:**  
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Recorded: 4/3/2025 at 8:07:16.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.41  
Combined Fee: \$25.41  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 839

**After Recording, Return and  
Mail Tax Statements To:**

Larry Francis Tibbott and Teresa Colleen Tibbott, as co-Trustees  
201 4th Street  
Delaware, IA 52036

## QUITCLAIM DEED

The undersigned Grantors declare that this conveyance transfers Grantors' interest to Grantors' revocable living trust for zero ("0") consideration.  
This transaction is exempt from the Real Estate Transfer Tax pursuant to Iowa Code §428A.2(21).

LARRY F. TIBBOTT and TERESA C. TIBBOTT, husband and wife, the GRANTORS,

Whose mailing address is 201 4th Street, Delaware, IA 52036;

hereby convey and quitclaim to

LARRY FRANCIS TIBBOTT and TERESA COLLEEN TIBBOTT, as co-Trustees of THE LARRY AND TERESA TIBBOTT LIVING TRUST, U/A dated March 27, 2025, the GRANTEE,

Whose mailing address is 201 4th Street, Delaware, IA 52036;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Delaware, State of Iowa:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 1753 240th Street, Manchester, IA.

Assessor's Parcel Number: 240-08-00-011-00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 27th day of March, 2025.

  
LARRY F. TIBBOTT

  
TERESA C. TIBBOTT

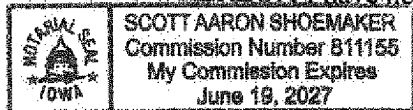
STATE OF IOWA

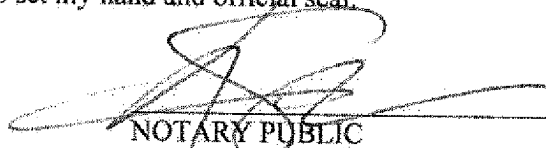
COUNTY OF LINN

)  
) ss.  
)

On this March 27, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared LARRY F. TIBBOTT and TERESA C. TIBBOTT, to me known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 6/19/27

## **EXHIBIT A**

The Southwest 1.75 acres of the West One-Half ( $W\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section Eight (8), Township Eighty Eight (88) North, Range Five (5) West of the Fifth P.M., described as follows: Commencing at the Southwest corner of the West one-half ( $W\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section 8, thence North 284.0 feet, thence East 258.0 feet, thence Southeasterly 284.8 feet, to a point 278.9 feet East of said Southwest corner, thence West 278.9 feet to the point of beginning, all being subject to the public highways and easements of record.

and mobile home with VIN# M605960

and more commonly known as 1753 240th Street, Manchester, IA 52057.

TAX PARCEL NUMBER: 240-08-00-011-00