

Recorded: 4/4/2025 at 8:18:07.0 AM
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: 2025 PG: 852

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: Cynthia P. Letsch, 112 NE Ewing Street, Suite D, Grimes, IA 50111,
Tel: 5159862810

Taxpayer Information: James N. Armstrong & Karen M. Armstrong , 10206 Hickory Lane,
Urbandale, IA 50322

Return Document To: James N. Armstrong & Karen M. Armstrong , 10206 Hickory Lane,
Urbandale, IA 50322

Grantors: James N. Armstrong & Karen M. Armstrong

Grantees: James N. Armstrong & Karen M. Armstrong, co-trustees of the Karen M. Armstrong
Living Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2019, Page 2039



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, James Neil Armstrong and Karen Marie Armstrong, a married couple, do hereby Quit Claim to James N. Armstrong and Karen M. Armstrong, co-trustees of the Karen M. Armstrong Living Trust dated April 1, 2025 and any amendments thereto, all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:


All that part of the South one fourth (S $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of section Fourteen (14) Township Ninety (90) Range Four (4) West of the Fifth Principal Meridian that lies West of the centerline of the County Road.

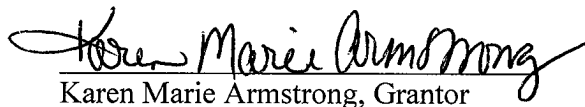
Locally known as: 1299 270th Ave. Earlville, IA 50322

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.

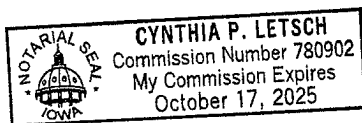
Dated: April 1, 2025.



James Neil Armstrong, Grantor


Karen Marie Armstrong, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on April 1, 2025 by James Neil Armstrong & Karen Marie Armstrong.




Signature of Notary Public