

Recorded: 4/9/2025 at 9:20:00.0 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: 892

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

Preparer Information: Jeremy N. Gallagher, 100 West 12th St, Dubuque, IA 52001-4804,
Phone: 563-588-0547

Taxpayer Information: Andrew Pepper, 2614 230th Ave, Delhi, IA 52223

Return Document To: Andrew Pepper, 2614 230th Ave, Delhi, IA 52223

Grantors: CAITLYN HAWKINS f/k/a CAITLYN PEPPER

Grantees: ANDREW PEPPER

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

QUIT CLAIM DEED

For the consideration of Ten Dollar(s) (\$10.00) and other valuable consideration,

CAITLYN HAWKINS f/k/a CAITLYN PEPPER, divorced and not remarried,
GRANTOR, does hereby Quit Claim to

ANDREW PEPPER, divorced and not remarried, **GRANTEE**,

all our right, title, interest, estate, claim and demand in the following described real estate
in Delaware County, Iowa:

Lot "A" of Connolly's Riverview Addition to Delaware County, Iowa, according to plat Recorded in Book 2 Plats, Pages 86-87, except Lots One (1) and Two (2) of the Survey and Plat of Subdivision of Part of Parcel "A", Connolly's Riverview Addition; same being a Part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty Nine (29), and part of the East one-half (E1/2) of the Northeast Quarter (NE1/4) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian; also Parcel 2016-09 Part of the NE 1/4 - NE 1/4 Sec. 30, T88N, R4W Of the 5th PM., Delaware County, Iowa, according to plat recorded in Book 2016, Page 272.

Transfer Tax Exception 16: Deeds for the transfer of property or the transfer of an interest in property when the deed is executed between former spouses pursuant to a decree of dissolution of marriage.

No Declaration of Value, Groundwater Hazard Statement, or Iowa Real Estate Transfer Tax required (Iowa Code 428A.2(16)).

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 8th, 2025.

Caityln Hawkins
CAITLYN HAWKINS f/k/a CAITLYN PEPPER

STATE OF IOWA, Dubouque COUNTY, ss:

On this 8th day of April, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared CAITLYN HAWKINS f/k/a CAITLYN PEPPER, divorced and not remarried, to me known to be the identical person named in and who executed the same as her voluntary act and deed.

Hugh R. Ross
Notary Public in and for the State of Iowa

