

Recorded: 4/10/2025 at 3:37:16.0 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: 904

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: Chris M. Even, 225 1st Avenue East, Dyersville, IA 52040;
563-875-9112

Taxpayer Information: Jon F. Beyer Trust, 20484 254th Street, Delhi, IA 52223

Return Document To: Chris M. Even, 225 1st Avenue East, Dyersville, Iowa, 52040

Grantors: Jon F. Beyer

Grantees: Jon F. Beyer as Trustee of the Jon F. Beyer Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of Ten Dollars and other valuable consideration, Jon F. Beyer, a single person, does hereby Quit Claim to Jon F. Beyer, Trustee of the Jon F. Beyer Trust dated April 10, 2025, all my right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

LOT THIRTEEN (13) OF LAKE VIEW FIRST ADDITION TO DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 6 PLATS, PAGE 42, SUPERSECEC BY PLAT RECORDED IN BOOK 6 PLATS, PAGE 55, SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

AND

LOT THIRTEEN-A (13A) OF LAKE VIEW FIRST ADDITION TO DELAWARE COUNTY, IOWA ACCORDING TO PLAT RECORDED IN BOOK 6 PLATS, PAGE 42, SUPERSEDED BY PLAT RECORDED IN BOOK 6 PLATS, PAGE 55, TOGETHER WITH GRANTORS INTEREST IN A 50-FOOT INGRESS AND EGRESS EASEMENT ACROSS THE NE1/4 OF SECTION 23-T88N-R5W OF THE 5TH P.M., DELAWARE COUNTY, IOWA, WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS: COMMENCING AS A POINT OF REFERENCE AT THE SE CORNER OF SAID NE1/4 (E ¼ CORNER); THENCE N89 °37'53"W ALONG THE SOUTH LINE OF SAID NE1/4, 577.63 FEET; THENCE N00 °00'00"E, 585.29 FEET TO THE CENTERLINE OF A COUNTY ROAD AND THE POINT-OF-BEGINNING; THENCE S86 °12'43"E, 464.73 FEET; THENCE N71 °31'07"W, 140.30 FEET; THENCE S56 °49'20"E, 225.44 FEET; THENCE N77 °19'12"W, 224.51 FEET; THENCE S80 °19'36"W, 501.23 FEET TO THE END OF THE CENTERLINE OF THE EASEMENT, SAID END BEING S15 °58'45"E, 25.15 FEET OF THE NE CORNER OF LOT 8 LAKE VIEW FIRST ADDITION TO DELAWARE COUNTY, IOWA

AND

ALSO PARCEL V, PART OF LOT 22, LAKE VIEW FIRST ADDITION, SEC. 23, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2005, PAGE 3160

AND

A STRIP OF LAND DESCRIBED AS "20 FOOT WELL EASEMENT" LOCATED ON LOT 22 ON THE PLAT OF LAKE VIEW FIRST ADDITION TO DELAWARE COUNTY, IOWA, LOCATED IN SECTION TWENTY THREE (23), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE FIVE (5), WEST OF THE FIFTH (5TH) P.M. INCLUDING THE WELL, CASING, PUMP, WIRING, AND APPURTENANCES THERETO, LOCATED THEREON, SUBJECT TO THE RIGHTS OF OWNERS OF PROPERTY IN SAID LAKE VIEW FIRST ADDITION AND OTHERS, IF ANY, IN AND TO SAID EASEMENT AND SAID WELL, CASING, PUMP, WIRING, AND APPURTENANCES THERETO, AND THE HEIRS, SUCCESSORS AND ASSIGNS OF SAID OWNERS AND OTHERS. GRANTORS AND THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE THE EXCLUSIVE RIGHT TO USE SAID REAL ESTATE FOR LAWN, INGRESS, EGRESS, OR OTHER REASOABLE PURPOSES IN SUCH A MANNER AS NOT TO INTERFERE WITH ITS USE AS A WELL EASEMENT

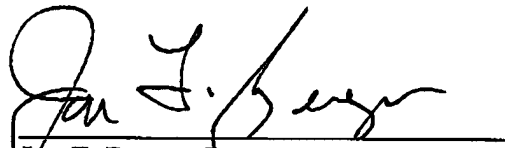
AND

"an undivided one-sixth interest" in Lot Nine (9) of Lakeview Estates First Addition to Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 215, except that part included in Parcel A, part of the NE1/4 of Section 23-T88N-R5W of the 5th P.M. and part of Lot 9 Lakeview Estates First Addition to Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 3 and also except that part included in Parcel B, part of the NE1/4 of Section 23-T88N-R5W of the 5th P.M. and part of Lot 9 of Lakeview Estates First Addition to Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 4.

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

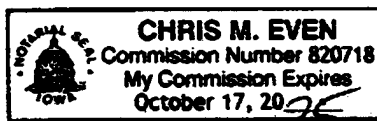
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated April 10, 2025.


Jon F. Beyer, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE, SS:

This record was acknowledged before me on April 10, 2025, by Jon F. Beyer, a single person.




Signature of Notary Public