

Recorded: 4/11/2025 at 12:43:39.0 PM
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: 918

Preparer: Scott M. O'Shea, O'Shea & O'Shea, PC, 1007 Longfellow Drive, Hiawatha, IA 52233, (319) 362-3640
Return to/Taxpayer: Randall John Cook and Dixie L. Cook, 26336 232nd Avenue, Delhi, IA 52223

QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Randall John Cook and Dixie L. Cook, f/k/a Dixie Lea VanHeiden, a married couple, do hereby quit claim to Randall James Cook, all of the Grantors' right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

See Exhibit A

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record.

This Deed is exempt from transfer tax and the declaration of value and groundwater hazard statement requirements pursuant to Iowa Code § 428A.2(11).

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 8, 2025

RANDALL John Cook
Randall John Cook

Dixie Cook
Dixie L. Cook f/k/a Dixie Lea VanHeiden

STATE OF IOWA, COUNTY OF) ss:

This record was acknowledged before me this 8 day of April, 2025 by Randall John Cook and Dixie L. Cook f/k/a Dixie Lea VanHeiden, a married couple.

Regan Carlo
Notary Public in and for said State

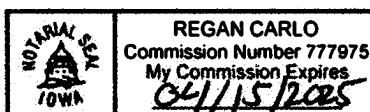


Exhibit A

Lot Four (4) of Hawker H -H Subdivision in the W 1/2 of the NW 1/4 of Section 29, Township 88 North, Range 4, West of the 5th P.M., Delaware County, Iowa. Subject to an easement for road purposes and ingress and egress, on foot or by motor vehicle, for use in common by all owners and lessees of lots in the Subdivision, their guests and invitees, said easement being thirty (30.0) feet in width, the centerline of which lies along Northwesterly line of said Lot Four (4).