

Recorded: 4/11/2025 at 12:53:55.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 919

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, 26340 232<sup>nd</sup> Avenue, Delhi, IA 52223

### QUIT CLAIM DEED

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

Lot Three (3) of the Plat of Hawker's H-H Subdivision of Part of W ½ of the NW ¼ of Section 29, T88N, R4W of the 5<sup>th</sup> P.M. Delaware County, Iowa according to plat recorded in Book 5 Plats, Page 42

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

