

Recorded: 5/5/2025 at 11:23:15.0 AM  
County Recording Fee: \$87.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$90.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 1128

**Prepared by and Return To:** Chris M. Even, 225 1st Avenue East, Dyersville, Iowa, 52040; 563-875-9112  
**Taxpayer:** James E. and Diane M. Hoeger Trust, 2706 245th Street, Earlville, IA 52041



### QUIT CLAIM DEED

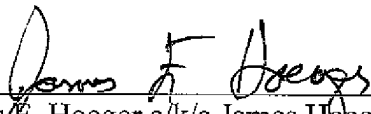
For the consideration of Ten Dollars and other valuable consideration, James E. Hoeger a/k/a James Hoeger and Diane M. Hoeger, husband and wife, do hereby Quit Claim to James E. Hoeger and Diane M. Hoeger, Trustees of the James E. and Diane M. Hoeger Trust dated May 2, 2025, all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

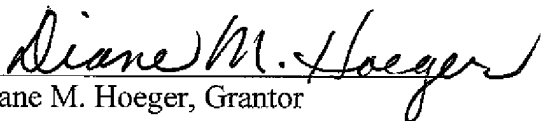
See Exhibit A, Exhibit B, and Exhibit C attached

**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.

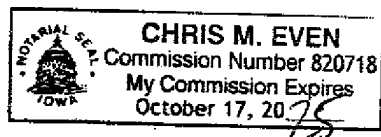
Dated: May 2, 2025.

  
James E. Hoeger a/k/a James Hoeger, Grantor

  
Diane M. Hoeger, Grantor

STATE OF IOWA, COUNTY OF DUBUQUE, SS:

This record was acknowledged before me on May 2, 2025, by James E. Hoeger a/k/a James Hoeger and Diane M. Hoeger, husband and wife.



  
Signature of Notary Public

## QUIT CLAIM DEED

### EXHIBIT A – Page 1 of 2

The Northwest fractional Quarter (NWfr $\frac{1}{4}$ ) except that part thereof described as commencing at the Southwest corner of said Quarter and running thence East one thousand one hundred eighty four (1184.0) feet, thence North two thousand six hundred fifty seven (2657.0) feet to the North section line, thence West on the North section line a distance of one thousand one hundred sixty three (1163) feet and six (6) inches to the Northwest corner of said Quarter, thence South along the West line of said Quarter to the point of beginning (being the East eighty acres of said Quarter); and the South one-half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), and the West one-half (W $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), and that part of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest fractional Quarter (SWfr $\frac{1}{4}$ ) described as commencing at the Northeast corner of said Northeast Quarter (NE $\frac{1}{4}$ ) of said Southwest fractional Quarter (SWfr $\frac{1}{4}$ ) and running thence South thirty two (32) rods, thence West ten (10) rods, thence North thirty two (32) rods, thence East ten (10) rods to the point of beginning, all in Section Eighteen (18), Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M., subject to highways and easements of record; That portion of the Northwest Fractional Quarter (NW Fr $\frac{1}{4}$ ) of Section Eighteen (18), Township Eighty-Eight (88) North, Range Three (3) West of the Fifth P.M., described as follows, to-wit: Commencing at the Southwest corner of said Northwest Fractional Quarter (NW Fr $\frac{1}{4}$ ) of Said Section Eighteen (18), thence East Eleven Hundred Eighty-four (1184) feet, thence North to the North Section line a distance of Twenty-six Hundred Fifty-seven (2657) feet, thence West to the Northwest corner of said section a distance of Eleven Hundred Sixty-three (1163) feet Six (6) inches, thence South along the West line of said Section to point of beginning; And also the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirteen (13) in Township Eighty-eight (88) North, Range Four (4) West of the Fifth P.M.; The East Half (E $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Fourteen (14), Township Eighty-eight (88) North, Range Four (4), West of the Fifth P.M., Delaware County, Iowa; The W $\frac{1}{2}$  of the SW $\frac{1}{4}$ , the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , and the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , each of Section 13, Township 88 North, Range 4 West of the 5<sup>th</sup> p.m. in Delaware County, Iowa, subject to easements of record; Parcel B – A parcel of land located in the West 53 acres of the West Half of the Northwest Quarter of Section 19, Township 88 North, Range 3 West of the 5<sup>th</sup> Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2006, Page 2926; The East eleven (11) acres of the West fractional one-half (Wfr $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ), and the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northwest fractional Quarter (NWfr $\frac{1}{4}$ ), and the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Nineteen (19); all in Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M.; The Southwest Quarter of the Southwest Quarter of Section 12, Township 88 North, Range Four (4), West of the 5<sup>th</sup> P.M. in Delaware County, Iowa, except that part thereof lying West of the public road; The South fifty (50) acres of the East three-fourths (E  $\frac{3}{4}$ ) of the West one-half (W $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirteen (13), all in Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 83, L.D., Page 473 and Warranty Deed recorded in Book 119, L.D., Page 169 (130.0) feet, thence North 88° 27' West one hundred fifty (150.0) feet to the point of beginning; The North 445.5 feet of the West 495 feet of

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EXHIBIT A – Page 2 of 2

the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 88 North, Range 4, West of the 5<sup>th</sup> P.M.; The Northeast Quarter (NE  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) except Parcel 2019-75 in Section Thirteen (13) according to Plat recorded at Book 2019, Page 3310, Township Eight-Eight North (T88N), Range Four (4), West of the Fifth P.M. in Delaware County, Iowa, subject to covenants, conditions, restrictions and easements of record; The Northwest Quarter (NW  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) except a parcel of land described as commencing twenty seven (27) rods South of the Northwest Quarter corner of the Northwest Quarter (NW $\frac{1}{4}$ ), running thence North twenty seven (27) rods, thence thirty (30) rods East along the North line of said Northwest Quarter (NW  $\frac{1}{4}$ ), thence South twenty seven (27) rods, thence West thirty (30) rods to place of beginning, and the Southwest Quarter (SW  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) except the cemetery, all in Section Thirteen (13), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M.

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### EXHIBIT B – Page 1 of 2

The South three hundred thirty (330) feet of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Eleven (11), and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Eleven (11) except five (5) acres in square form in the Northeast corner of said Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), and except commencing at the Northwest corner of said five (5) acre tract and running from thence West one hundred nine (109.0) feet, thence South two hundred ten (210.0) feet, thence Southeasterly to a point two hundred ninety four (294.0) feet South of the point of beginning, thence North to the point of beginning; also that part of said five (5) acre tract previously excepted that lies South and East of the highway running in a Southwesterly and Northeasterly direction across said five (5) acre tract and also that part described as commencing at the Southwest corner of said five (5) acre tract and running thence North one hundred eighty five (185.0) feet to a point two hundred ninety four (294.0) feet South of the North line of said Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), thence in a Southeasterly direction to a point on the East side of the highway above described one hundred fifty eight (158.0) feet Northeast of the point of beginning, thence in a Southwesterly direction one hundred fifty eight (158.0) feet to the point of beginning; and the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Fourteen (14), all in Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., except all that part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section Eleven (11), lying East of the County Road; The West one-half (W1/2) of the Southeast Quarter (SE1/4) of Section 11, Township 88 North, Range 4, West of the 5<sup>th</sup> P.M., except the South 330 feet thereof; The East One-Half (E1/2) of the Southeast Quarter (SE1/4) of Section One (1), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., Delaware County, Iowa; Parcel A, part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), Section Fourteen (14), Township Eighty Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, containing 6.10 acres, including 0.37 acres of public road right of way. Per plat recorded in Book 2002 Page 160; The S1/2 of the NE1/4 of Section 14-88-4 except Lot Two (2) of the Subdivision of the East seven-eighths(E7/8) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of said Section Fourteen (14), according to plat recorded in Book 3 Plats. Page 142, and except Parcel A, Part of the SW1/4-NE1/4 & Part of the SE1/4-NE1/4, Sec. 14, T88N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2002, Page 160; The East one-half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty Four (24), except the East thirty two (32) rods of the North sixty (60) rods thereof, and except Parcel B Part Of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4), Section Twenty-Four (24), Township Eighty Eight North (T88N) Range Four West (R4W) Of the Fifth Principal Meridian, Delaware County, Iowa, subject to easements of record, according to plat recorded in Book 2006, Page 1507; The North one-half (N 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty Five (25), all in Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., subject to easements of record; The East Half (E1/2) of the Northeast Quarter (NE1/4) of Section Thirty-three (33), Township Eighty-nine (89) North, Range Four (4), West of the Fifth P.M., Delaware County, Iowa; subject to easements of record; The Southeast Quarter (SE/14) of the Northeast Quarter (NE 1/4) of Section Eleven (11), all in Township Eighty

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Eight (88) North, Range Four (4), West of the Fifth P.M., except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 83, L.D., Page 473 and Warranty Deed recorded in Book 119, L.D., Page 169; Parcel 2013-44 part of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  in Section 18 T88N R3W of the Fifth Principal Meridian, Delaware County, Iowa according to plat recorded in Book 2013 Page 1644 and Parcel 2013-74 Part of the SW  $\frac{1}{4}$  lying south of the road in Section 17 T88N R3W of the Fifth Principal Meridian Delaware County Iowa according to plat recorded in Book 2013 Page 2947.

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### EXHIBIT C – Page 1 of 2

The Northeast Quarter (NE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Eleven (11), the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Eleven (11), the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Eleven (11), all in Township Eighty-eight (88) North, Range Four (4) West of the Fifth Principal Meridian, subject to any easements of record, together with servient easements and estates and subject to covenants, easements, and restrictions of record; The West one-half (W $\frac{1}{2}$ ) of Northwest fractional Quarter (NWfr $\frac{1}{4}$ ) of Section One (1), all in Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 83, L.D., Page 473 and Warranty Deed recorded in Book 119, L.D., Page 169, and also except the East fifty five (55) feet of the Southwest Quarter (SW  $\frac{1}{4}$ ) of the Northwest fractional Quarter (NWfr $\frac{1}{4}$ ) of said Section One (1), and also except the East fifty five (55) feet of the South forty-seven and seventy two hundredths (47.72) feet of the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Northwest Fractional Quarter (NW fr $\frac{1}{4}$ ) of said Section One (1), and also except that part of the Southwest Quarter (SW  $\frac{1}{4}$ ) of the Northwest fractional Quarter (NWfr $\frac{1}{4}$ ) of said Section One (1), described as commencing at the Southwest corner of said Northwest fractional Quarter (NWfr $\frac{1}{4}$ ) and running thence South 88° 27' East seven hundred thirty four and eight-tenths (734.8) feet along the South line of said Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest fractional Quarter (NWfr $\frac{1}{4}$ ) to the point of beginning, thence North 1° 33' East one hundred thirty (130.0) feet, thence South 88° 27' East one hundred fifty (150.0) feet, thence South 1° 33' West one hundred thirty (130.0) feet, thence North 88° 27' West one hundred fifty (150.0) feet to the point of beginning; The West one-half (W  $\frac{1}{2}$ ) of the Northwest Fractional Quarter (NW Fr $\frac{1}{4}$ ) of Section 19 and The East one-half (E  $\frac{1}{2}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section 24 T88N R5W lying east of the roadway described in a certain Warranty Deed and Easement recorded in Book 66, page 446 at Deed Records in the office of the Recorder of Delaware County, Iowa. And All that part of the North ten acres of the East one half (E  $\frac{1}{2}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) Except there from that part of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-four (24), Township Eighty-Eight (88) North, Range Five (5), West of the Fifth P.M., described as commencing at the North-east corner of said Section Twenty-Four (24), thence South 391.4 feet along the East line of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Twenty-four (24) to the point of beginning, thence south 631.7 feet, thence North 78°-34' West 433.7 feet, thence North 14°-44' East 172.9 feet, thence North 11°-11' West 162.0 feet, thence North 57°-52' East 140.4 feet, thence North 23°-30 East 161.2 feet, thence South 89°-16' East 229.5 feet to the point of beginning, said parcel containing approximately 4.90 acres subject to easements of record. The East line of the Northeast Quarter (NE $\frac{1}{4}$ ) of the North-east Quarter (NE $\frac{1}{4}$ ) of said Section Twenty-four (24) is assumed to bear due North and South. Subject to roads and easements of record. Also Except Parcel I part of Lot 4 of Camp View Subdivision of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , part of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and part of the SW $\frac{1}{4}$  of the NE  $\frac{1}{4}$  all in section 24 T88N R5W of the Fifth Principal Meridian, Delaware County, Iowa. Further Except Parcel H, part of Lot 4 of Camp View Subdivision, the North 10 Acres of the E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  and Park of the E  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  Section 24 T88N R5W all of the Fifth PM, Delaware County, Iowa; Parcel D of the Northwest Fractional Quarter (NW Fr  $\frac{1}{4}$ ) of the Northwest Fractional Quarter (NW Fr  $\frac{1}{4}$ ) and part of the

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Southwest Quarter (SW ¼) of the Northwest Fractional Quarter (NW Fr ¼) all in Section Three (3), Township Eighty-Eight (88) North, Range Three (3) West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2005, Page 2122; The Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Twenty (20), Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M., Delaware County, Iowa; The South Three-Fourths (S ¾) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼); and the North One-Half (N ½) of the Southeast Quarter (SE¼) except Parcel 2019-71 according to Plat recorded at Book 2019, Page 3310; all in Section Twelve (12), Township Eighty-Eight North (T88N), Range Four (4), West of the Fifth P.M. in Delaware County, Iowa, and subject to covenants, conditions, restrictions and easements of record