

Recorded: 7/7/2025 at 12:16:19.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1764

Document Prepared By:	Return Document To:	Future Taxes To:
Andrew J. Welp, JD, CPA	Andrew J. Welp, JD, CPA	Gerald D. Mohwinkle
Savant Legal LLP	Savant Legal LLP	2465 Wolf Creek Trl.
363 Financial Ct.	363 Financial Ct.	Hiawatha, IA 52233
Rockford, IL 61107	Rockford, IL 61107	
(815) 255-4161		

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, that the **GRANTOR, GERALD D. MOHWINKLE**, a single individual,

WHOSE ADDRESS IS: *2465 Wolf Creek Trl., Hiawatha, IA 52233*

For and in consideration of the sum of Ten Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, **CONVEYS AND QUIT CLAIMS** to **GRANTEE, GERALD D. MOHWINKLE**

WHOSE ADDRESS IS: *2465 Wolf Creek Trl., Hiawatha, IA 52233*

as **Trustee of THE GERALD D. MOHWINKLE TRUST** dated **APRIL 24, 2025**, with like powers, duties and authorities as are vested in the Grantee as Trustee, the following described real estate in the County of Delaware and State of Iowa, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

This deed is exempt from transfer tax pursuant to 482A.2(21)

GRANTOR, hereby releases and waives all rights of dower, homestead, and distributive share in and to the real estate.

IN WITNESS WHEREOF, the GRANTOR aforesaid has hereunto set their hands and seal this ~~27th~~ ^{23rd} day of April 2025.



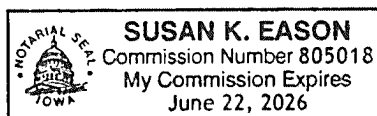
GERALD D. MOHWINKLE

NOTARY

State of Iowa)
) SS.
County of Linn)

I, the undersigned, a Notary Public, in said state aforesaid, DO HEREBY CERTIFY THAT **GERALD D. MOHWINKLE**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 23rd day of April, 2025.





Notary Public

ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: *26042 214th Ave., Delhi, IA 52223*

PROPERTY CODE: *250-24-01-002-00*

LEGAL DESCRIPTION

LOT 2 OF THE PLAT OF CEDAR ACRES SUBDIVISION IN THE SW ¼ OF SECTION 24, TOWNSHIP 88, NORTH, RANGE 5, WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 4 PLATS, PAGE 135.