

Recorded: 8/14/2025 at 8:06:12.0 AM
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: 2137

Return To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644
Taxpayer: Charles B. Downs & Rosanne Downs, 109 Market Street, Delhi, IA 52223
Preparer: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Charles B. Downs a/k/a Charles Downs and Rosanne Downs a/k/a Rose Downs a/k/a Roseanne Downs a/k/a Roseann Peake, husband and wife, do hereby Quit Claim to Nathaniel Downs and Eric Downs, as tenants in common, all their right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

Lot 5 and Lot 6, Block 13, Delhi, Iowa, same being a part of the Southeast ¼ of the Southeast ¼ of Section 17, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book A L.D., Page 128-129.

AND

Lot 3, Downs Family Second Subdivision, in Section 1, Township 89 North, Range 6 West of the 5th P.M., in Delaware County, Iowa,

AND

Parcel C and Parcel D part of Parcel B in the Northeast ¼ of the Northwest ¼ of Section 8, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa as described in Plat of Survey in Book 2005, Page 1595, in the records of the Delaware County, Iowa Recorder.

***This deed is exempt pursuant to Iowa Code Section 428A.2(21).**

***Grantors reserve the right to a life estate as joint tenants to the real estate conveyed within this instrument. The life estate shall terminate upon the death of the last surviving Grantor.**

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.

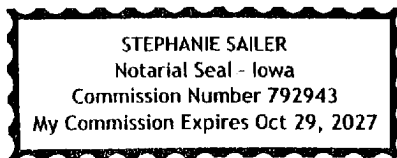
Dated: August 13, 2025

Charles B. Downs
Charles B. Downs a/k/a Charles Downs, Grantor

Roseanne Downs
Roseanne Downs a/k/a Rose Downs,
a/k/a Roseanne Downs a/k/a
Rosanne Peake, Grantor

STATE OF IOWA)
)SS
COUNTY OF BUCHANAN)

This record was acknowledged before me on August 13, 2025, by Charles B. Downs a/k/a Charles Downs and Roseanne Downs a/k/a Rose Downs a/k/a Roseanne Downs a/k/a Rosanne Peake, husband and wife.



Stephanie Sailer
Signature of Notary Public