



Book 2025 Page 2509

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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**QUIT CLAIM DEED  
Recorder's Cover Sheet**

**Preparer Information:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Tel: 563-927-4164

**Taxpayer Information:** Dixie Franks, 816 E. Butler Street, Manchester, IA 52057

☒ **Return Document To:** Dixie Franks, 816 E. Butler Street, Manchester, IA 52057

**Grantors:** Randy W. Franks and Dixie L. Franks

**Grantees:** Dixie L. Franks

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Randy W. Franks and Dixie L. Franks, husband and wife, do hereby Quit Claim to Dixie L. Franks all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

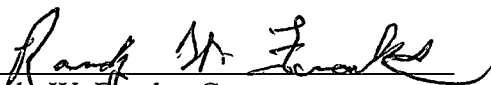
The East Sixty Five and Thirty-Five One-Hundredths (65.35) feet of the South one-half of the West One Hundred Thirty and Thirty-Five One-Hundredths (130.35) feet of Lot Sixteen (16), Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Page 484.

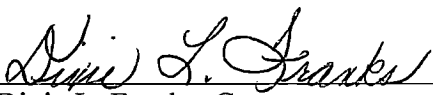
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

**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: September 18, 2025.

  
Randy W. Franks, Grantor

  
Dixie L. Franks, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on September 18, 2025 by Randy W. Franks and Dixie L. Franks.

  
Signature of Notary Public

