

Recorded: 2/6/2026 at 10:37:25.0 AM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 295

Prepared by and return to: Chris M. Even, 225 1st Avenue East, Dyersville, IA 52040; Tel: 563-875-9112
Taxpayer Information: Thier Family Real Estate, LLC, 2751 340th Avenue, Worthington, IA 52078



QUIT CLAIM DEED

For the consideration of Ten Dollars and other valuable consideration, Mary T. Clemen and Kevin J. Clemen, wife and husband, Colleen M. Bartels and Steve F. Bartels, wife and husband, and Joan L. Their, a single person, do hereby Quit Claim to the Thier Family Real Estate, LLC, a limited liability company organized and existing under the laws of Iowa, all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

An undivided 25% interest in:

The East Half of the Northeast Quarter (E1/2 N1/4), the North Half of the Northwest Quarter of the Northeast Quarter (N1/2 NW1/4 NE1/4), the North one-half of the Northeast Quarter of the Northwest Quarter (N1/2 NE1/4 NW1/4), the West Half of the Northwest Quarter (W1/2 NW1/4), except that part North and West of the Railroad right-of-way, all in Section 1, Township 87 North, Range Three (3), West of the Fifth P.M., and that part of the East one-half (E1/2) of the Northeast Quarter (NE1/4) of Section Two (2), Township Eighty Seven (87) North, Range Three (3), West of the Fifth P.M., lying South and East of the Railroad right-of-way, and the South thirty (30) acres of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) and the South sixteen (16) feet of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) and that part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) lying South and East of the Railroad right-of-way, all in Section Thirty Six (36), Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M., except that part condemned by Delaware County, Iowa, by condemnation proceedings recorded in Book P, Misc., Page 115, and except Lot One (1) in the Northwest Quarter (NW1/4) of Section One (1), Township Eighty- Seven (87) North, Range Three (3) West of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 2.86 acres (0.49 acres in public road right-of-way easement) more or less subject to all easements of record including Easement A and maintenance of well as denoted in Court Officer Deed from the Emil J. White Estate to Merlin A. White and Clara A. White, husband and wife.

An undivided 50% interest in:

The Easterly 50 feet of Chicago, Milwaukee, St. Paul & Pacific Railroad Company's abandoned 100 foot wide right of way across the East fractional one-half (EF1/2) of the Northeast quarter (NE1/4) of Section 2, Township 87 North, Range 3 West, of the 5th P.M., Delaware County, Iowa.

And

The Easterly 50 feet of Chicago, Milwaukee, St. Paul & Pacific Railroad Company's abandoned 100 foot wide right of way across the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section Thirty-six (36), Township 88 North, Range 3 West, of the 5th P.M., Delaware County, Iowa.

And

The Easterly 50 feet of Chicago, Milwaukee, St. Paul & Pacific Railroad Company's abandoned 100 foot wide right of way across the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 1, Township 87 North, Range 3 West, of the 5th P.M., Delaware County, Iowa.

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: December 10th, 2025.

Mary Clemen
Mary T. Clemen, Grantor

Colleen Bartels
Colleen M. Bartels, Grantor

Joan Thier
Joan L. Thier, Grantor

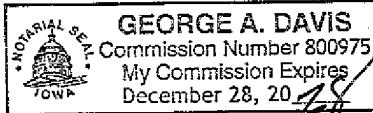
Kevin J. Clemen
Kevin J. Clemen, Grantor

Steve F. Bartels
Steve F. Bartels, Grantor

THIS DEED IS SIGNED IN COUNTERPARTS - SEE FOLLOWING PAGE

STATE OF IOWA; DUBUQUE COUNTY; SS:

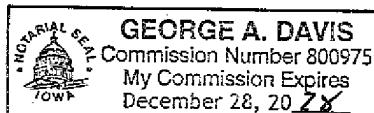
This record was acknowledged before me on December 10, 2025 by Mary T. Clemen, Grantor.

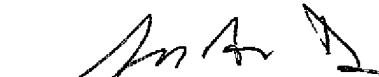



Signature of Notary Public

STATE OF IOWA; DUBUQUE COUNTY; SS:

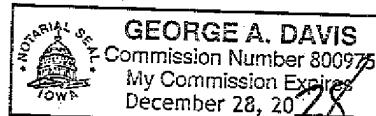
This record was acknowledged before me on December 11, 2025 by Kevin J. Clemen, Grantor.

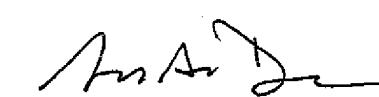



Signature of Notary Public

STATE OF IOWA; DUBUQUE COUNTY; SS:

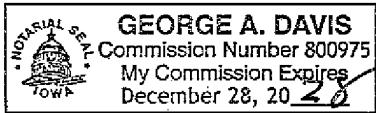
This record was acknowledged before me on December 10, 2025 by Colleen M. Bartels, Grantor.

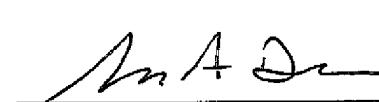



Signature of Notary Public

STATE OF IOWA; DUBUQUE COUNTY; SS:

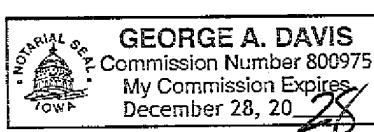
This record was acknowledged before me on December 5, 2025 by Steve F. Bartels, Grantor.




Signature of Notary Public

STATE OF IOWA; DUBUQUE COUNTY; SS:

This record was acknowledged before me on December 10, 2025 by Joan L. Thier, a single person.




Signature of Notary Public