

Recorded: 7/23/2026 at 11:55:08.0 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: 2104

Return To: David Mottet, 20660 264th Street, Delhi, IA 52223

Taxpayer: Our Happy Place Freddy's Beach L.L.C., % David Mottet, 20660 264th Street, Delhi, IA 52223

Preparer: Michael W. Broerman, 216 South 1st Street, Oskaloosa, IA 52577, Ph. (641) 673-8336



QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, Carol Ann Demmer, single, Sheryl Lynn Roche and Frank Roche, wife and husband, Michael Howard Mottet and Nancy Mottet, wife and husband, David Lee Mottet and Tamara Mottet, husband and wife, Lynda Sue McLuen and Stephen McLuen, wife and husband, Karen Joe Shields and Ken Shields, wife and husband, Jessica Marie Fross and Mike Fross, wife and husband, Jamie Ann Klyn and Ryan Klyn, wife and husband, and Megan Diane Simms and Derrick Simms, wife and husband, do hereby Quit Claim to Our Happy Place Freddy's Beach L.L.C., all the right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa: SEE ATTACHED LEGAL DESCRIPTION

The consideration for this conveyance is less than \$500.00 and to confirm title in grantee LLC, by beneficiaries of trust; no revenue stamps required and is exempt according to Iowa Code Section 428A.2(21).

JoAnn Mottet died August 10, 2025, and her estate was not subject to Federal Estate Tax, and her heirs, being her beneficiaries under her trust, are her children: Carol Ann Demmer, Sheryl Lynn Roche, Michael Howard Mottet, David Lee Mottet, Lynda Sue McLuen, and Karen Sue McLuen. Her daughter, Diane Marie Broerman, predeceased her mother on April 20, 2012, survived by her children, Jessica Marie Fross, Jamie Ann Klyn, and Megan Diane Simms.

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: July 14th 2026, 2026.

Carol Ann Demmer
Carol Ann Demmer

Frank Roche
Frank Roche

Nancy Mottet
Nancy Mottet

Sheryl Lynn Roche
Sheryl Lynn Roche

Michael Howard Mottet
Michael Howard Mottet

David Lee Mottet
David Lee Mottet

Tamara Mottet
Tamara Mottet

Stephen McLuen
Stephen McLuen

Ken Shields
Ken Shields

Mike Fross
Mike Fross

Ryan Klyn
Ryan Klyn

Derrick Simms
Derrick Simms

Lynda Sue McLuen
Lynda Sue McLuen

Karen Jo Shields
Karen Jo Shields

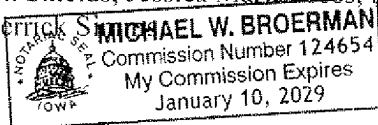
Jessica Marie Fross
Jessica Marie Fross

Jamie Ann Klyn
Jamie Ann Klyn

Megan Diane Simms
Megan Diane Simms

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on July 4, 2026, by Carol Ann Demmer, Sheryl Lynn Roche, David Lee Mottet, Tamara Mottet, Lynda Sue McLuen, Stephen McLuen, Karen Jo Shields, Ken Shields, Jessica Marie Fross, Mike Fross, Jamie Ann Klyn, Ryan Klyn, Megan Diane Simms, and Derrick Simms.



[Signature]
Signature of Notary Public

STATE OF CALIFORNIA, COUNTY OF San Bernardino, ss:

This record was acknowledged before me on July 18, 2026, by Michael Howard Mottet and Nancy Mottet.

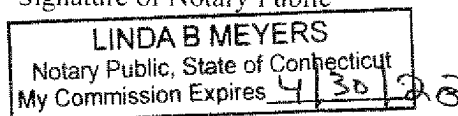
SEE ATTACHED
NOTARIZED DOCUMENT

[Signature]
Signature of Notary Public

STATE OF CONNECTICUT, COUNTY OF Hartford, ss: Avon

This record was acknowledged before me on July 17, 2026, 2026, by Frank Roche.

[Signature]
Signature of Notary Public



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

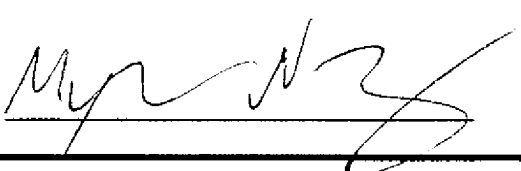
State of California
County of San Bernardino

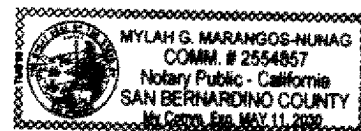
On July 18, 2020 before me, Mylah G. Marangos-Nunag, Notary Public
(insert name and title of the officer)

personally appeared Michael Howard Mottet And Nancy Mottet
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~
subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in
~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Legal description:

Lot One Hundred Twenty (120) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200, AND

Lot 105 according to the Plat of Clair View Acres at Delhi, Iowa, in Sections 23 and 26, Milo Township, Delaware County, Iowa as prepared by Bartels, McMahan, LeMay, Haas and Baule Engineering Company dated June 6, 1970, as filed in Delaware County Recorder's Office, AND

Parcel H of part of Iowa Avenue, Clair View Acres, Section Twenty-three (23) and Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; and Parcel J of part of Zamboanga Avenue, Clair View Acres, Section Twenty-three (23) and Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 7, Page 125 & 127, Delaware County Recorder's Office, AND

Lot One Hundred Four (104) of "Clair-View Acres at Delhi, Iowa" in Sections Twenty-three (23) and Twenty-six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 200; also Parcel I Part of Zamboanga Avenue, Clair View Acres, Section Twenty-three (23) and Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, page 126, AND

Lot 48 in Freddy's Beach Road 1st Addition according to the subdivision plat recorded in Book 2009 at Page 3100 in the Office of the Delaware County Recorder, being part of Sections 23 and 26 of Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, subject to the rights of the public in all public highways and all easements of record, AND

Lots 12 and 75 in Freddy's Beach Road 2nd Addition according to the subdivision plat recorded in Book 2021 at Page 2517 in the Office of the Delaware County Recorder, being part of Sections 23 and 26 of Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, subject to the rights of the public in all public highways and to all easements of record.

Transfer to include mobile home; VIN #MY9412573