

Recorded: 7/29/2026 at 1:48:53.0 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: 2026 PG: 2146

Return To: Dawniell Balderston & Aaron Balderston, 3888 Sutton Rd., Central City, IA 52214
Taxpayer: Dawniell Balderston & Aaron Balderston, 3888 Sutton Rd., Central City, IA 52214
Preparer: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926



QUIT CLAIM DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Brian K. Montz and Katherine R. Montz, Husband and Wife, do hereby Quit Claim to Dawniell Balderston and Aaron Balderston, as a married couple as joint tenants with full rights of survivorship and not as tenants in common all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

Lot 7 of Freddy's Beach Road 1st Addition comprised of Guadalcanal Avenue and part of Honolulu Avenue of Clair-View Acres at Delhi, Iowa in Sections 23 and 26, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to the Plat recorded in Book 2009 at Page 3100 in the Office of the Delaware County Recorder; and,

Lots 1, 3, 4 and 5 of Freddy's Beach Road 2nd Addition per the subdivision plat recorded July 13, 2021 in Book 2021, at Page 2517 in the Office of the Delaware County Recorder, being part of Sections 13 and 26 of Township 88 North, Range 5 West of the 5th P.M.,

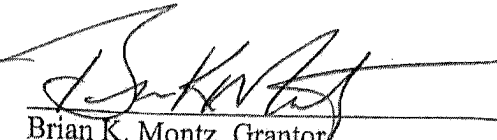
subject to the rights of the public in all public highways and to all easements of record

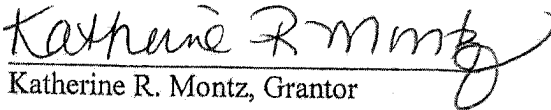
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: July 29th 2026.


Brian K. Montz, Grantor


Katherine R. Montz, Grantor

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on July 29th 2026 by
Brian K. Montz and Katherine R. Montz, husband and wife.


Signature of Notary Public

