



Document 2019 2702

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Date 8/29/2019 Time 2:16:08PM

Rec Amt \$7.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by:

Integrated Trust Systems
7373 E. Doubletree Ranch Rd #200
Scottsdale, AZ 85260
480.451.7882

Return to:

Dale & Kathy Beaman
406 W Carpenter
St Charles, IA 50240
515-552-0179

~ QUIT CLAIM DEED ~

PREPARER MAKES NO REPRESENTATION AS TO TITLE HEREIN.
ALL APPLICATIONS ARE BASED ON INFORMATION PROVIDED OR APPROVED BY THE PARTIES.

FOR GOOD CONSIDERATION, Grantors **Dale Beaman & M Kathleen Beaman**, a married couple, the undersigned, hereby grants, conveys and quit claims all of our rights, title and interest, including all warranties of title with respect to such interest, in the real properties described herein according to such as may appear of record, in that certain property located in Madison County, State of Iowa, to Grantee, **Dale Beaman & M Kathleen Beaman, Trustees, UDT, BK FAMILY TRUST** Dated: August 26, 2019,

- being described as the following:

Parcel "40L" in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North; Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of Lot 40 of Kephart's Addition to St. Charles, Iowa, Plat No. 2; thence South 00°04'47" West 253.76 feet to the south line of the Southeast Quarter of the Northeast Quarter of said Section 23; thence North 85°22'26" East 85.23 feet along said south line; thence North 00°01'40" East 246.90 feet to the Southeast Corner of said Lot 40; thence South 89°59'20" West 84.72 feet to the Point of Beginning containing 0.488 acres.

x Dale E. Beaman
DALE BEAMAN

x M. Kathleen Beaman
M KATHLEEN BEAMAN

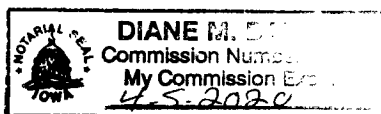
STATE OF IOWA

COUNTY OF MADISON

On this 26 day of August, 2019, before me, the undersigned Notary Public, personally appeared **DALE BEAMAN & M KATHLEEN BEAMAN**, who acknowledged before me to be the individual described above as the grantor who executed the foregoing instrument and acknowledged that she executed it as her free act and deed.

NOTARY SEAL:

x Diane M. Denick
Notary Public



Exempt IA Code
428A.2 (10)