

BK: 2020 PG: 2625
Recorded: 7/23/2020 at 9:36:58.0 AM
Pages 2
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

QUIT CLAIM DEED

Prepared by and return to: Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements To: Kristine Lynn Jones, 1102 State Highway 92, Winterset, IA 50273

Grantor/Affiant: Kristine Lynn Garrett, n/k/a Kristine Lynn Jones

Grantee: Kristine Lynn Jones

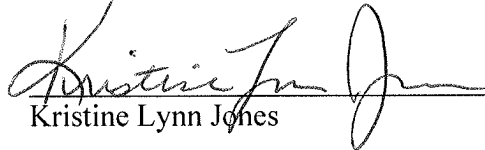
For the Consideration of ONE Dollar(s) and other valuable consideration, Kristine Lynn Garrett, n/k/a Kristine Lynn Jones, a single person, does hereby Quit Claim to Kristine Lynn Jones, a single person all their right, title, interest, estate, claim and demand in the following described Real Estate:

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 8, in the Southwest Quarter of the Southwest Quarter of Section 5, in the Southeast Quarter of the Southeast Quarter of Section 6, in the Northeast Quarter of the Northeast Quarter of Section 7, all in Township 75 North, Range 29 West of the 5th Principal Meridian Madison County, Iowa, more particularly described as follows: Commencing at the North Quarter Corner of Section 7, HSN, R29W of the 5th P.M., Madison County, Iowa; thence, along the North line of the NE 1/4 of said Section 7, North 90°00'00" East, 1,769.82 feet; thence South 00°00'00", 33.54 feet to the point of beginning. Thence North 89°44'01" East, 263.96 feet; thence South 01°26'58" West 131.56; thence North 89°53'03" East, 261.93; thence North 01°21'01" West, 197.43 feet; thence North 80°44'09" East, 214.48; thence North 74°48'03" East, 126.59 feet; thence North 83°54'18" East, 241.76 feet; thence South 00°56'19" East, 542.54 feet; thence North 90°00'00" West, 244.00 feet; thence North 63°15'06" West, 164.35 feet; thence North 90°00'00" West, 123.00 feet; thence North 00°00'00", 79.72 feet; thence North 90°00'00" West 584.50 feet; thence North 00°41'55" West, 227.78 feet to the point of beginning; said parcel of land contains 8.000 Acres; EXCEPT the following described real estate: Parcel "C" in the Northeast Quarter of the Northeast Quarter of Section 7 and the Southeast Quarter of the Southeast Quarter of Section 6 all in Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the North Quarter Corner of Section 7, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East 1769.58 feet along the North line of the Northeast Quarter of said Section 7, thence South 00°00'00" East 33.54 feet to the Point of Beginning on the South right-of-way line of Iowa Highway No. 92; thence North

89°46'46" East 263.76 feet along said right-of-way line; thence North 01°26'58" East 12.13 feet along said right-of-way line; thence Northeasterly 259.47 feet along a 1432.50 feet radius curve concave Northwesterly with a 259.12 foot chord bearing North 78°31'27" East along said right-of-way line; thence North 01°21'42" West 2.82 feet along said right-of-way line; thence North 80°44'09" East 11.00 feet along said right-of-way; thence South 01°09'25" East 297.25 feet; thence North 90°00'00" West 532.00 feet; thence North 00°42'11" West 227.78 feet to the Point of Beginning containing 3.003 acres. NOTE: Parcel "C" combines a parcel of land described in a Deed filed in Book 2002 at Page 3364 and a portion of a parcel of land described in a Deed filed in Book 2002 at Page 3365 and shall not be divided again for resale.

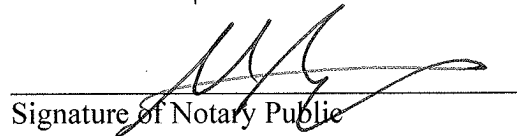
This deed is exempt according to Iowa Code Section 428A.2(21)

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.

7.21.20
Kristine Lynn Jones (DATE)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 21st day of July, 2020,
by Kristine Lynn Jones.


Signature of Notary Public

