

BK: 2021 PG: 1058
Recorded: 3/15/2021 at 3:08:31.0 PM
Pages 1
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (CB100371)
Return To: Nicholas Button, 3320 218th Lane, SAINT CHARLES, IA 50240
Taxpayer Information: Nicholas Button, 3320 218th Lane, SAINT CHARLES, IA 50240

QUIT CLAIM DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, 2 Avenues, LLC, a Limited Liability Company organized and existing under the laws of the State of Iowa does hereby Quit Claim to Nicholas Button, all its right, title, and interest in the following described real estate in Polk County, Iowa:

Parcel "F" located in the Northeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section One (1), Township Seventy-Five (75) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, containing 3.60 acres, as shown in Plat of Survey filed in Book 2020, Page 4375 on November 12, 2020, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

****This conveyance is exempt per Iowa Code 428A.2 (21)****

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: 3/15-2021

2 Avenues, LLC, an Iowa Limited Liability Company

By: [Signature]

Printed Name

Title

STATE OF IA)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on MARCH 15TH 2021, by NICHOLAS BUTTON
as OWNER of 2 Avenues, LLC, an Iowa Limited Liability Company.

[Signature]
Notary Public in and for said State

