

BK: 2021 PG: 3773
Recorded: 9/8/2021 at 10:14:59.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Commitment Number: 422748466-OT

This instrument prepared by:

Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 3805 Edwards Road, Suite 550, Cincinnati, OHIO 45209. Phone: 513.247.9605

Address Tax Statement To:

Todd Scott and Terri Scott
2544 260th Ln., Winterset, IA 50273

After Recording Return To:

SingleSource Property Solutions
1000 Noble Energy Drive
Suite 300, Canonsburg, PA 15317
P. 866.620.7577

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
56011248200500001

QUITCLAIM DEED

Exempt: Section 428A.2(10) Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded

Todd Scott and Terri Scott A/K/A Terry Scott, a married couple, whose mailing address is **2544 260th Ln., Winterset, IA 50273**, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Todd Scott and Terri Scott**, a married couple, hereinafter grantees, whose tax mailing address is **2544 260th Ln., Winterset, IA 50273**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

That part of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West, and that part of Parcel A, recorded in Farm Plat Book 2, Page 665, Madison County Recorder's Office, located in the Northwest Quarter of the Southwest Quarter of Section Nineteen (19), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., all in Madison County, Iowa, described as follows: Beginning at the southeast corner of the Northeast Quarter (¼) of the

Southeast Quarter (¼) of said Section Twenty-four (24); thence on an assumed bearing of North 89°22'14" West along the south line of the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-four (24) a distance of 439.40 feet; thence North 49°28'29" West 392.52 feet; thence North 88°12'26" West 582.55 feet to the west line of the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-four (24); thence North 00°08'33" East along said west line 633.36 feet; thence North 90°00'00" East 557.85 feet; thence South 00°00'00" East 139.06 feet; thence South 63°46'58" East 685.01 feet; thence North 90°00'00" East 146.71 feet to the west line of said Parcel A and the east line of the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-four (24); thence North 90°00'00" East 418.50 feet to the east line of said Parcel A and the west line of Madison County Highway P-71; thence southerly 384.87 foot along said east and west lines and along a nontangential curve concave to the northwest and having a radius of 2864.79 feet, a central angle of 07°41'50" and a chord 384.58 in length, bearing south 03°58'58" West; thence South 04°42'46" West along said east and west lines 90.67 feet to the south line of said Parcel A; thence North 89°22'14" West along said south line 385.04 feet to the southeast corner of the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-four (24) and the point of beginning.

Said tract contains 21.90 acres and is subject to a Madison County Highway Easement over the westerly 0.32 acres thereof.

Property Address is: 2544 260th Ln., Winterset, IA 50273

Prior instrument reference: Official Records Book 139, Page 313

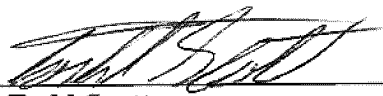
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 9-1-21, 2020:



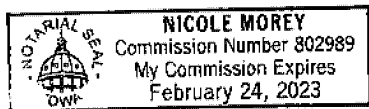
Todd Scott

Terri Scott also known
as Terry Scott

Terri Scott Also known as Terry
Scott

STATE OF Iowa
COUNTY OF Madison

The foregoing instrument was acknowledged before me on Sept 1, 2021 by
Todd Scott and **Terri Scott**, who are personally known to me or have produced Drivers License
as identification, and furthermore, the aforementioned persons have acknowledged that their
signatures were their free and voluntary act for the purposes set forth in this instrument.





Notary Public