

BK: 2022 PG: 1396
Recorded: 5/12/2022 at 2:00:12.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265,
Phone: 515-223-6000

Taxpayer Information: Gary D. Travis, Jr. and Melanie A. Travis, 3003 200th Trail, Prole,
Iowa 50229

Return Document To: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265

Grantors: Clanton Creek Farms, L.L.C.

Grantees: Gary D. Travis, Jr. and Melanie A. Travis

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Clanton Creek Farms, L.L.C., an Iowa limited liability company, organized and existing under the laws of Iowa, does hereby Quit Claim without warranty or recourse to Gary D. Travis, Jr. and Melanie A. Travis, husband and wife, 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 Madison County, Iowa:

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

All that part of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North of the public highway; **EXCEPT** all that part of Parcel "F" located therein, as shown in Plat of Survey filed in Book 2022, Page 1213 on April 27, 2022, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "B" located therein, containing 16.04 acres, as shown in Plat of Survey filed in Book 2010, Page 2706 on October 29, 2010, in the Office of the Recorder of Madison County, Iowa.

This Deed is given to clarify title to small portions of the North 1/2 of the SE 1/4 of the SE 1/4 lying North and West of Parcel B North of 200th Trail. This Deed is without warranty or recourse of any rights that Clanton Creek Farms, L.L.C. may have in the above-described real estate. This conveyance in no way affects title to the portion of the SE 1/4 of the SE ¼ of Section 20, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, lying South of the centerline of 200th Trail.

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.

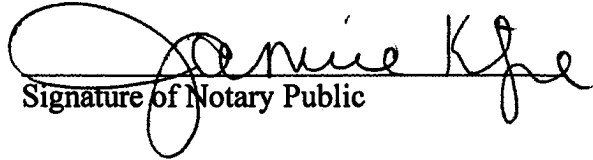
Dated: May 12, 2022

Clanton Creek Farms, L.L.C., an Iowa limited liability company

By Brett T. Osborn
Brett T. Osborn, Manager

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on May 12, 2022,
by Brett T. Osborn, as Manager of Clanton Creek Farms, L.L.C. an Iowa limited liability
company.


Signature of Notary Public

