

BK: 2022 PG: 2273
Recorded: 8/2/2022 at 8:13:34.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Commitment Number: 29959233
Seller's Loan Number: 0432542538

This instrument prepared by: Frank P. Dec, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

Address Tax Statement To:
Lori Crittenden and Jeffery Crittenden
1706 Earlham Rd., Winterset, IA 50273

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
360060744015000

QUITCLAIM DEED

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

Lori Crittenden and Jeffrey Crittenden, wife and husband, whose mailing address is **1706 Earlham Rd., Winterset, IA 50273**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Lori Crittenden and Jeffery Crittenden, wife and husband**, hereinafter grantees, whose tax mailing address is **1706 Earlham Rd., Winterset, IA 50273**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The Land is described as follows: TRACT 1 - Lot One (1) of the Amended Plat of Ponderosa Ranch Subdivision, a part of Parcel "E" in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Seven (7), Township Seventy-Six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa. TRACT 2 - Lot Two (2) of Apple Acres Subdivision, located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight

(28) West of the 5th P.M., Madison County, Iowa.

Property Address is: 1706 Earlham Rd., Winterset, IA 50273

Prior instrument reference: Official Records Book 2011, Page 3278-3283

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 23 July, 2022:

Lori Crittenden
Lori Crittenden

Jeffery Crittenden
Jeffery Crittenden

STATE OF Iowa
COUNTY OF Madison

The foregoing instrument was acknowledged before me on July 23, 2022 by Lori Crittenden and Jeffery Crittenden, whose 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.

Michelle T. Smith
Notary Public

