



Document 2023 1781

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Date 8/01/2023 Time 3:57:33PM

Rec Amt \$7.00 Aud Amt \$10.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Taxpayer: Sharon Cox, 1525 290th Street, Macksburg, IA 50155

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: 515-462-4912

QUIT CLAIM DEED

For the consideration of -----Estate Planning-----, Sharon Cox, a Single Person, does hereby Quit Claim to Nickolas Alan Cox, all my right, title, interest, estate, claim and demand in the following described real estate in MADISON County, Iowa:

Northwest Quarter (NW¼) of the Southwest Quarter (SW¼); and the West Half (W½) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼), all in Section One (1); and Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Two (2); all in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Grantor, Sharon Cox, reserves unto herself a life estate in and to the above described property, including all the rights of possession and rights to all rents and profits for her natural life.

This conveyance is a transfer between parent and child without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(11).

The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

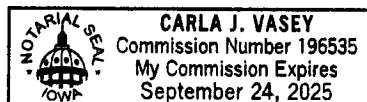
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 1, 2023.

Sharon Cox
Sharon Cox (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 1, 2023, by Sharon Cox.



Carla J. Vasey
Notary Public in and for the State of Iowa