



Document 2023 3052

Book 2023 Page 3052 Type 03 002 Pages 2

Date 12/15/2023 Time 8:17:22AM

Rec Amt \$12.00 Aud Amt \$25.00

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: Marcia M. Gibson, 3382 Heritage Avenue, Lorimor, IA 50149  
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-----, Marcia M. Gibson, a Single Person, does hereby Quit Claim to Brian K. Gibson, Bill R. Gibson and Jayson P. Gibson in equal shares as Tenants in Common, all my right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

**A one-fourth remainder interest in and to:**

**The Northwest Fractional Quarter, except the North 46.46 acres thereof, and the Southwest Quarter of the Northeast Quarter; all in Section Two (2), in Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa except those portions of the property located in the SW $\frac{1}{4}$  NE $\frac{1}{4}$  and E $\frac{1}{2}$  NW Frl.  $\frac{1}{4}$  conveyed to the State of Iowa by Warranty Deed filed December 11, 1974, and recorded in Book 104 at Page 454. Subject to easements, covenants and restrictions of record.**

**AND**

**Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) and the East Half (E $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Seventeen (17), the West Half (W $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Sixteen (16) and the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty-one (21) all in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.**

**AND**

**Southwest Quarter ( $\frac{1}{4}$ ) and Southwest Quarter ( $\frac{1}{4}$ ) Southeast Quarter ( $\frac{1}{4}$ ) all in Section Seventeen (17), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.**

**AND**

South Half (1/2) of the Northwest Quarter (1/4) and the Northwest Quarter (1/4) of the Northwest Quarter (1/4) EXCEPT Parcel "A", located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) as shown in Plat of Survey filed in Book 3, Page 277 on June 17, 1998 in the Office of the Recorder of Madison County, Iowa of Section Thirty-two (32), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

The Southwest Quarter (SW1/4) of Section Thirty-two (32), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, subject to easements and restrictions of record. The dwelling house situated in the Southwest Quarter of the Southwest Quarter of Section Thirty-two (32), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Grantor does not convey and does hereby retain the life estate granted to her in and to the above-described real estate by Court Officer Deed dated and filed May 31, 2022 in the Madison County Recorder's Office in Book 2022 at Page 1613.

This conveyance is a transfer between parent and children 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.

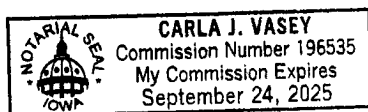
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

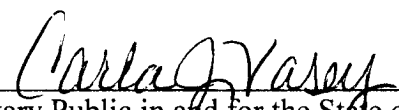
Dated: December 12, 2023.

  
\_\_\_\_\_  
Marcia M. Gibson (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 12, 2023, by Marcia M. Gibson.



  
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Notary Public in and for the State of Iowa