

BK: 2023 PG: 667
Recorded: 4/6/2023 at 12:42:46.0 PM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Thomas Beschen, 3148 135th Ct, Cumming, IA 50061

Taxpayer: Thomas Beschen, 3148 135th Ct, Cumming, IA 50061

Preparer: Matthew D. Kern, 4201 Westown Pkwy, Suite 250 West Des Moines, Iowa 50266, Phone: (515) 283-1801

QUIT CLAIM DEED

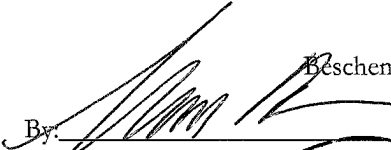
For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Beschen Enterprises, LLC, does hereby Quit Claim to Thomas Beschen and Karin Beschen, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel "H" on the Plat of Survey Recorded in Book 2022 , Page 3201 and more particularly described as: A PARCEL OF LAND IN PARCEL "B" AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 2005, PAGE 3139, IN THE NE1/4 SE1/4 OF SECTION 22, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID PARCEL "B"; THENCE N84°26'41"E, 169.23 FEET ALONG THE NORTH LINE OF SAID PARCEL "B" TO A POINT; THENCE S03°15'21"W, 186.61 FEET ALONG AN EXISTING FENCE LINE TO A POINT; THENCE S12°32'38"E, 205.60 FEET ALONG SAID FENCE LINE TO A POINT ON THE SOUTH LINE OF SAID PARCEL "B"; THENCE S88°33'49"W, 205.32 FEET ALONG SAID SOUTH LINE TO THE SW CORNER OF SAID PARCEL "B"; THENCE N00°25'14"E, 375.78 FEET ALONG THE WEST LINE OF SAID PARCEL "B" TO THE POINT OF BEGINNING AND CONTAINING 1.52 ACRES.

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

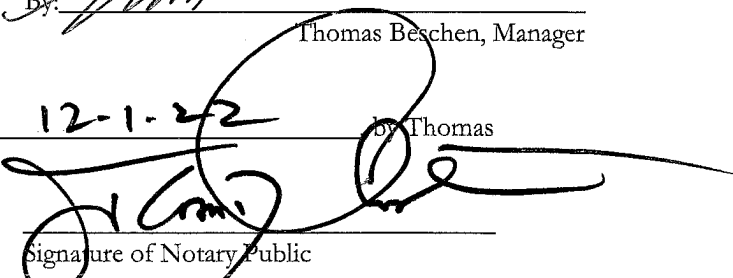
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 12-1-22

By: 
Beschen Enterprises, LLC
Thomas Beschen, Manager

STATE OF IOWA, COUNTY OF Pike

This record was acknowledged before me on 12-1-22
Beschen, Manager of Beschen Enterprises, LLC


Signature of Notary Public

