



BK: 2023 PG: 967
Recorded: 5/8/2023 at 11:17:58.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**QUIT CLAIM DEED
(LIMITED LIABILITY COMPANY GRANTOR)**

Prepared by and return to: Nicholas W. Roth, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements To: Alison Rose Frank and Kenton Ashley Frank, 1787 US 169, Winterset, IA 50273

Grantor/Affiant: Iowa Multi, LLC

Grantee: Alison Rose Frank and Kenton Ashley Frank

For the Consideration of ONE Dollar(s) and other valuable consideration, Iowa Multi, LLC, an Iowa limited liability company, does hereby Quit Claim to Alison Rose Frank and Kenton Ashley Frank, a married couple, as joint tenants with full rights of survivorship, and not as tenants in common, all their right, title, interest, estate, claim and demand in the following described Real Estate in Madison County, Iowa:

A parcel of land located in the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the East line of said Southwest Quarter (¼) of the Southeast Quarter (¼), South 00°11'22" West 901.49 feet; thence North 89°42'18" West 847.12 feet, thence North 01°34'21" West 595.12 feet to the centerline of the North River, thence along said centerline South 89°48'38" East 123.69 feet, thence North 50°24'39" East 87.83 feet, thence North 28°48'19" East 188.08 feet, thence North 15°04'00" East 87.76 feet to the North line of said Southwest Quarter (¼) of the Southeast Quarter (¼), thence departing said centerline of river and along said North line, South 89°42'18" East 561.62 feet to the Point of Beginning, said parcel of land contains 16.115 Acres, including 2.936 of Highway right-of-way.

AND


Parcel B in the Southwest Quarter of the Southeast Quarter of Section 12, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, as shown on Plat of Survey recorded January 15, 2001 in Book 2001, Page 134, in the Office of the Recorder of Madison County, Iowa.

This Deed is exempt according to Iowa Code Section 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.

DATE: 5/3/2023

Iowa Multi, LLC



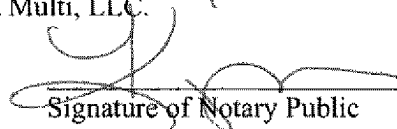
BY: Alison Rose Frank, as Member



BY: Kenton Ashley Frank, as Member

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me this 3 day of May, 2023 by Alison Rose Frank and Kenton Ashley Frank as Members of Iowa Multi, LLC.


Signature of Notary Public