



Document 2024 1072

Book 2024 Page 1072 Type 03 002 Pages 2

Date 5/17/2024 Time 10:41:31AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$36.00

Rev Stamp# 137 DOV# 143

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$22,620

Prepared By/Return To: Carter S. Albrecht, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309-2510, (515) 242-2400

Taxpayer: James L. and Barbara L. Bell, 3271 130<sup>th</sup> Street, Cumming, IA 50061

### QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Michael J. Nichols and Desiree A. Nichols, husband and wife**, do hereby Quit Claim to **James L. Bell and Barbara L. Bell, husband and wife**, as joint tenants with full rights of survivorship and not as in tenants in common, all rights, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

**That part of Parcel '0' recorded in Book 2023 Page 838, of the Southwest Quarter of the Northwest Quarter of Section 14, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;**

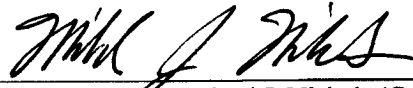
**Beginning at the North corner of said Parcel '0' with said point being on the West line of said Southwest Quarter of the Northwest Quarter; thence South 36 degrees 01 minutes 08 seconds East, 1068.53 feet to a corner of said Parcel '0' with said point being on the South line of said Southwest Quarter of the Northwest Quarter; thence South 84 degrees 10 minutes 22 seconds West, 120.00 feet along said South line; thence North 32 degrees 35 minutes 08 seconds West, 944.45 feet to said West line; thence North 00 degrees 14 minutes 07 seconds West, 80.65 feet to the Point of Beginning, having an area of 1.74 Acres.**

Subject to easements, zoning and restrictions or covenants of record.

**There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code §558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. By signing below, I acknowledge that I am giving up all rights to enjoyment of the property described above, regardless of whether or not I survive my spouse and regardless of any rights Iowa law otherwise gives to me with respect to such property. I am specifically waiving my elective share in the property described in this waiver. This waiver shall apply regardless of any changes made to the trust in the future, including any change to beneficiaries of the trust. 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 this 14 day of May, 2024.

  
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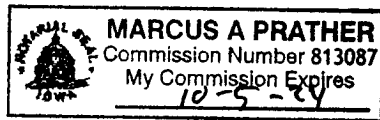
Michael J. Nichols (Grantor)

  
\_\_\_\_\_

Desiree A. Nichols (Grantor)

STATE OF IOWA, COUNTY OF Polk, ss:

This record was acknowledged before me this 14 day of May, 2024, by Michael J. Nichols and Desiree A. Nichols, a married couple.



  
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Signature of Notary Public