



Document 2024 1073

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Date 5/17/2024 Time 10:42:21AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$36.00

Rev Stamp# 138 DOV# 144

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: Michael J. Nichols, 4620 Park Drive, West Des Moines, IA 50265

QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **James L. Bell and Barbara L. Bell, husband and wife**, do hereby Quit Claim to **Michael J. Nichols, a married person**, all rights, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

That part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;

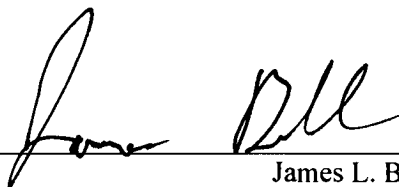
Beginning at the Southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 21 minutes 28 seconds East, 1323.48 feet to the Northwest corner of said Southeast Quarter of the Southwest Quarter; thence South 06 degrees 51 minutes 45 seconds East, 473.10 feet; thence South 01 degrees 27 minutes 59 seconds East, 845.29 feet to the South line of said Southeast Quarter of the Southwest Quarter; thence South 84 degrees 13 minutes 57 seconds West, 86.86 feet to the Point of Beginning, having an area of 1.74 Acres including 0.06 Acres of Road Easement.

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.

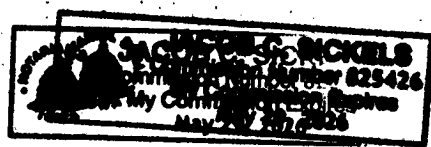
Dated this 15th day of May, 2024.

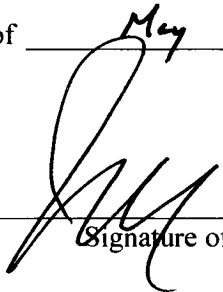

James L. Bell (Grantor)


Barbara L. Bell (Grantor)

STATE OF IOWA, COUNTY OF Madison, ss:

This record was acknowledged before me this 15th day of May, 2024, by James L. Bell and Barbara L. Bell, a married couple.




Signature of Notary Public

