



Document 2024 1366

Book 2024 Page 1366 Type 03 002 Pages 2

Date 6/17/2024 Time 11:05:10AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Taxpayer: Bell Family Farm, LLC, Attn: James and Barbara Bell, 3271 130th Street, Cumming, IA 50061

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 (“Grantor”)**, do hereby Quit Claim to **Bell Family Farm, LLC, an Iowa limited liability company (“Grantee”)**, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa (the “Real Estate”):

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 ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD.

This deed is exempt according to Iowa Code 428A.2(21). No actual consideration.

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.

[Signature Page Follows]

Dated this 11th day of June, 2024.

James L. Bell
James L. Bell (Grantor)

Barbara L. Bell
Barbara L. Bell (Grantor)

STATE OF IOWA, COUNTY OF Madison, ss:

This record was acknowledged before me this 11th day of June, 2024, by James L. Bell and Barbara L. Bell, husband and wife.

[Signature]
Signature of Notary Public

