



Document 2024 2569

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information: Loren A Nalean, 724 Story St., Suite 401, Boone, IA 50036,
(515)432-8266

Taxpayer Information: Alan R. Downs, 3158 St. Charles Rd., St Charles, IA 50240

Return Document To: Alan R. Downs, 3158 St. Charles Rd., St Charles, IA 50240

Grantors: Alan R. Downs and Margaret J. Downs

Grantees: Alan R. Downs and Margaret J. Downs

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Alan R. Downs and Margaret J. Downs, husband and wife, do hereby Quit Claim to Alan R. Downs and Margaret J. Downs, 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:

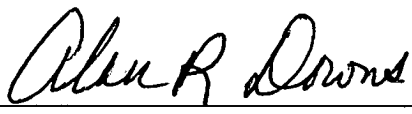
Undivided one-half interest in: The Southeast Quarter of the Northeast Quarter; the North Half of the Southeast Quarter; the North Eight (8) acres of the South Half of the Southeast Quarter; the Southeast Quarter of the Southwest Quarter, and all that part of the East Twenty (20) rods in width of the Northeast Quarter of the Southwest Quarter lying South of Jones Creek and containing 7.50 acres, more or less, all in Section 21, Township 75 North of Range 26, West of the Fifth P.M., Madison County, Iowa; and,

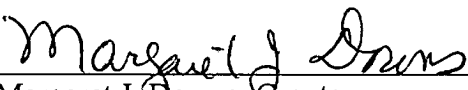
Undivided one-half interest in: Commencing Twenty (20) rods West of the Northeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-one (21) in Township Seventy-five (75) North of Range Twenty-six (26) West of the 5th P.M., and running thence North to Jones Creek, thence East with the meanderings of said Creek to the East line of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-one (21), thence North to the Northeast corner of said last described forty-acre tract, thence West along the forty-acre line eighty (80) rods, thence South fifty-one and one-half (51 $\frac{1}{2}$) rods, thence East Twenty-eight and one-half (28 $\frac{1}{2}$) rods, thence South twenty-eight and one-half (28 $\frac{1}{2}$) rods, thence east to the place of beginning. Also a tract of land described as follows: commencing at the Northwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-one (21), in Township Seventy-five (75) North of Range Twenty-six (26) West of the 5th P.M., running thence East 12.15 chains, thence South to the South line of said forty-acre tract, thence west on said South line 12.15 chains, thence North to the place of beginning, except that portion lying North of paved County Road G-50.

This deed is exempt according to Iowa Code 428A.2(11).

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: 10/18/2024

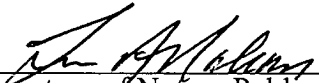

Alan R. Downs, Grantor


Margaret J. Downs, Grantor

STATE OF IOWA, COUNTY OF BOONE: ss

This record was acknowledged before me on this 18 day of October, 2024, by Alan R. Downs and Margaret J. Downs.





Signature of Notary Public