

BK: 2024 PG: 3109
Recorded: 12/23/2024 at 10:04:45.0 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
Recorder's Cover Sheet**

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266, Phone: (515) 274-1450

Taxpayer Information: Larry W. Phillips and Debra J. Mitchell, 31637 Napa Valley Dr., Waukee, IA 50263.

Return Document To: Larry W. Phillips and Debra J. Mitchell, 31637 Napa Valley Dr., Waukee, IA 50263.

Grantors: Larry W. Phillips

Grantees: Larry W. Phillips and Debra J. Mitchell, husband and wife

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, Larry W. Phillips, a married person, does hereby Quit Claim to Larry W. Phillips and Debra J. Mitchell, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, all his right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:


Parcel 5B of Fieldstone Addition to the City of Winterset, Madison County, Iowa, and an undivided 1/22nd interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of Madison County, Iowa.

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 Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

This deed is exempt according to Iowa Code 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.

Dated: December 18, 2024.


Larry W. Phillips

STATE OF IOWA, COUNTY OF DALLAS:

This record was acknowledged before me on December 18th, 2024 by Larry W. Phillips.


Signature of Notary Public

