



Document 2024 638

Book 2024 Page 638 Type 03 002 Pages 2

Date 3/25/2024 Time 1:46:03PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**Return to:** Lyndsey Kay Griffey, 2567 Windwood Ave., Saint Charles, IA 50240

**Taxpayer:** Lyndsey Kay Griffey, 2567 Windwood Ave., Saint Charles, IA 50240

**Prepared by:** Brianna K. Shelman, O'Flaherty Law, P.C., P.O. Box 10339, Silvis, IL 61282

515-300-4036

515-300-4036

630-687-6417

### QUIT CLAIM DEED

For the consideration of Zero Dollar(s) and other valuable consideration, Mark Alan Jones does hereby Quit Claim to, Lyndsey Kay Griffey one half of his right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa, so that the parties will hold the following property as tenants in common with a right of survivorship:

A parcel of land in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., containing 13.76 acres, as shown in Plat of Survey filed in Book 2, Page 61 on February 13, 1987, in the Office of the Recorder of Madison County, Iowa, EXCEPT, Parcel "A" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-three (23), containing 7.317 acres, as shown in Plat of Survey filed in Book 2001, Page 4794 on October 24, 2001, in the Office of the Recorder of Madison County, Iowa.

There is no known private burial site on the property as described in Iowa Code Section 558.69. There is a known private sewage disposal system, which has been inspected and such inspection was completed on March 1, 2024. A Groundwater Hazard Statement has been recorded pursuant to Iowa Code Section 558.69.

**This deed is exempt according to Iowa Code 428A.2(10) and (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

acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to context.



Dated: 3/22/24  
Mark Alan Jones  
Mark Alan Jones, Grantor

STATE OF IOWA, COUNTY OF MADISON:

This record was acknowledged before me on 03-22-2024, by  
Mark Alan Jones.

Taika Dennill  
Signature of Notary Public  
TAIKA DENNILL