



Document 2024 727

Book 2024 Page 727 Type 03 002 Pages 2
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information: Joseph K. Strong, 106 East Salem Avenue, P.O. Box 215
Indianola, IA 50125, Phone: 515-961-2574

Taxpayer Information: Bell Family Farm, LLC, C/O James Bell, 3271 130th Street, Cumming,
Iowa 50125

↳ **Return Document To:** Joseph K. Strong, 106 East Salem Avenue, P.O. Box 215
Indianola, IA 50125

Grantors: James Bell and Barbara L. Bell, husband and wife

Grantees: Bell Family Farm, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) (\$1.00 -----) and other valuable consideration, James Bell and Barbara L. Bell, husband and wife, do hereby Quit Claim to Bell Family Farm, LLC, an Iowa Limited Liability Company, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

The West Three-Fourths of the NW 1/4 of Section 14, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa EXCEPT Parcel "O" located in that part of the West 1/2 of SW 1/4 of the SW 1/4 of the NW 1/4 of Section 14 and the East 1/2 of the SE 1/4 of Section 15, all in Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa as shown in that Corrected Plat of Survey, filed of record in the Office of the Madison County Recorder on April 25, 2023 in Book 2023 at Page 838.

Subject to easements and covenants of record

Barbara L. Bell joins this Deed for the sole purpose of releasing any rights of dower, curtesy or homestead.

Exemption No. 428A.2(1) - 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.

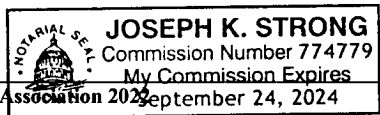
Dated: 3/6, 2024

James Bell, Grantor

Barbara L. Bell, Grantor

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on March 6, 2024 by James Bell and Barbara L. Bell, husband and wife.



Signature of Notary Public