



Document 2025 1030

Book 2025 Page 1030 Type 03 002 Pages 2  
Date 4/30/2025 Time 3:23:45PM  
Rec Amt \$12.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**Return To:** Bryan Keltner, 1376 Quail Ridge Avenue, Van Meter, IA 50261  
**Preparer:** Katherine S. Sargent, 312 -5<sup>th</sup> St., West Des Moines, IA 50265 (515-229-8870)  
**Taxpayer:** Bryan Keltner, 1376 Quail Ridge Avenue, Van Meter, IA 50261

### QUIT CLAIM DEED

For the consideration of one (1) Dollar and other valuable consideration, Charles Keltner and JoAnne Keltner, married persons, do hereby Quit Claim to Bryan Keltner, a single person, all right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

PARCEL "B" IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5<sup>TH</sup> P.M., MADISON COUNTY, IOWA, THENCE NORTH 00°12'14" EAST 180.26 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 89°02'26" EAST 568.17 FEET; THENCE SOUTH 00°16'05" WEST 383.44 FEET; THENCE NORTH 89°02'26" WEST 568.17 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23;

THENCE NORTH 00°19'26" EAST 203.19 FEET TO THE POINT OF BEGINNING CONTAINING 5.000 ACRES INCLUDING 0.355 ACRES OF COUNTY ROAD RIGHT-OF-WAY.

Locally known as: 1376 Quail Ridge Avenue, Van Meter, IA 50261  
Assessor's Parcel Number: 111022384003000

Deed is exempt according to Iowa Code 428A.2(21).

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: \_\_\_\_\_

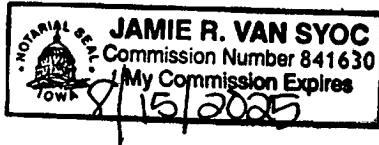
9/3/2024

C. Z. Keltner

Charles Keltner

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on the 3 day of September 2024,  
by Charles Keltner.



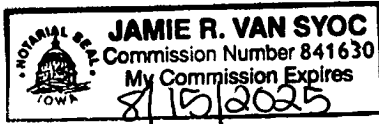
Jamie R Van Syoc  
Notary Public, State of Iowa

Dated: 9/3/2024

Jo Anne Keltner  
JoAnne Keltner

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on the 3 day of September 2024,  
by JoAnne Keltner.



Jamie R Van Syoc  
Notary Public, State of Iowa