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INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Quit Claim Deed

Title of Document (on/above line)

PREPARER INFORMATION:

(name, address, phone number)

Nicholas McDonald
822 W. South St
Winterset IA 50273
515.468.5341

TAXPAYER INFORMATION:

(name and mailing address)

Nicholas McDonald
822 W. South St
Winterset IA 50273
515.468.5341

RETURN DOCUMENT TO:

(name and mailing address)

Samantha McDonald
822 W. South St
Winterset IA 50273
515.468.5340

GRANTOR:

(name)

Nicholas McDonald

GRANTEE:

(name)

Nicholas McDonald and
Samantha McDonald

RECORDING REQUESTED BY:
Samantha McDonald

INSTRUMENT PREPARED BY:
Nicholas McDonald
822 West South Street
Winterset , Iowa 50273
515-468-5341

RETURN DEED TO:
Samantha McDonald
822 West South Street
Winterset , Iowa 50273
515-468-5340

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Nicholas McDonald
822 West South Street
Winterset , Iowa 50273 Tax Parcel
ID/APN # 820004700270000

QUIT CLAIM DEED FOR IOWA

STATE OF IOWA
COUNTY OF MADISON

THIS DEED is made this day of May 2, 2025, by and between the
"Grantor,"

Nicholas McDonald, a married individual residing at 822 West South Street, Winterset ,
Iowa 50273

AND the "Grantees,"

Samantha McDonald , a married individual residing at 822 West South Street , Winterset ,
Iowa 50273

Nicholas McDonald, a married individual residing at 822 West South Street, Winterset ,
Iowa 50273

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Madison county, Iowa, subject to any restrictions herein:

Property Address: 822 West South Street , Winterset , Iowa 50273

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantees on May 2, 2025
(date).

Grantor (or authorized agent)

x/ N McDonald

Print

Name: Nicholas McDonald

Spousal Acknowledgment:

I, Samantha McDonald (name of Nicholas
McDonald's spouse), residing at

822 W South St

Winterset IA 50273,

acknowledging receipt of sufficient consideration,
hereby waive and release all my rights, title, and
interest, if any, in the above Property unto
Grantees.

x/ R McDonald

NOTARY ACKNOWLEDGMENT

IOWA

COUNTY OF MADISON

On 02/02/25 before me, Nicholas McDonald, personally appeared Nicholas McDonald and Nicholas McDonald's spouse Samantha McDonald, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 02/24/26
Angie Day
Notary Public, Iowa



Legal Description: A tract of land commencing at a point 33 feet South and 214 ½ feet West of the Northeast corner of Southeast Quarter (1/4) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of the Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence West 82 1/2 feet, thence South 99 feet, thence East 82 1/2 feet, thence North 99 feet to the point of beginning.

This deed is exempt from the real estate transfer tax under Iowa Code 428A.2(11) due to the transfer being between husband and wife, and there is no actual consideration.

[SIGNATURE PAGE FOLLOWS]