

BK: 2025 PG: 28  
Recorded: 1/6/2025 at 8:10:19.0 AM  
Pages 1  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.22  
Combined Fee: \$15.22  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Emelia Edwards ISBA #AT0015247**

**Preparer:** Emelia Edwards, 2700 Westown Parkway, Suite #330, West Des Moines, Iowa 50266  
(515) 421-9244

**Return to / Taxpayer:** Elizabeth Nebergall, 1821 260<sup>th</sup> Street, Winterset, Iowa 50273

**QUIT CLAIM DEED**

For the consideration of one dollar (\$1.00), plus other valuable consideration, Nicholas Schumacker, a single person, does hereby Quit Claim to Elizabeth Nebergall f/k/a Elizabeth Schumacker, a single person, all of his right, title, interest, estate claim and demand in the following described real estate in Madison County, Iowa:

**Parcel "B" located in the South Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 4.02 acres, as shown in Plat of Survey filed in Book 2015, Page 2306 on August 13, 2015, in the Office of the Recorder of Madison County, Iowa.**

**NOTE:** This is an exempt transaction pursuant to dissolution of marriage decree filed in **Madison County Case No. CDDM006802** according to **Iowa Code § 428A.2(16)**.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

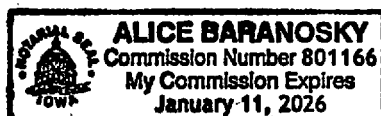
Words and phrases herein, including acknowledgment hereof, shall be construed as the singular or plural number, and as masculine or feminine gender, according to the context.

1-3-25  
Date

N. Schumacker  
Nicholas Schumacker

**STATE OF IOWA, COUNTY OF POLK**

On this 3<sup>rd</sup> day of January, 2025 before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Nicholas Schumacker, to me known to be the identical person who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



Alice Baranosky  
NOTARY PUBLIC IN AND FOR  
THE STATE OF IOWA