

BK: 2025 PG: 3325  
Recorded: 12/8/2025 at 11:45:30.0 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

Preparer: Robert Evans, 535 SW 11th Street, Suite 100, Des Moines, IA 50309, (515) 809-9699  
Return to: Robert Winchell, 2543 120th Street, Van Meter, IA 50261  
Tax Stmt: Robert Winchell, 2543 120th Street, Van Meter, IA 50261

### QUIT CLAIM DEED

For the consideration of One (\$1.00) and no/100 Dollar(s), and other valuable consideration in hand paid, Rosangela Schwartz, f/k/a Winchell, a single person, does Quit Claim to Robert Carroll Winchell, a single person, all their right, title, interest, estate, claim and demand in the following described real estate situated in Madison County, Iowa:

Parcel "C" in the Southeast Quarter of the Southwest Quarter of Section 10, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the South Quarter Corner of Section 10, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" West 419.25 feet along the South line of the Southwest Quarter of said Section 10 which is the centerline of a county road to the Point of Beginning; thence North 04°50'56" West 559.70 feet; thence South 89°29'50" West 391.70 feet; thence South 04°48'07" East 556.12 feet to the South line of said Southwest Quarter; thence South 90°00'00" East 392.43 feet to the Point of Beginning containing 5.006 acres including 0.297 acres of County Road right-of-way.

This deed is given pursuant to Decree of Dissolution of Marriage and is exempt from Revenue Tax, D.O.V. and Groundwater forms pursuant to Section 428A.2(16) of the Code of Iowa.

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 contest.

Dated: 12/08/25

Rosangela Schwartz  
Rosangela Schwartz, Grantor

STATE OF IOWA  
COUNTY OF MADISON ss:

On this 8 day of December 20 25 before me, a Notary Public in and for Iowa, personally appeared Rosangela Schwartz to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Emily Stevens  
Notary Public, State of Iowa