

BK: 2025 PG: 561
Recorded: 3/10/2025 at 8:26:21.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Kimberley K. Baer, 838 5th Avenue Des Moines, IA 50309 | PH: (515) 279-2000 |
kbaer@baerlawoffice.com

Return to: Richard Dennis Dickinson II, 330 Georgetown Place, Norwalk, Iowa 50211

Stmnt to: Richard Dennis Dickinson II, 330 Georgetown Place, Norwalk, Iowa 50211

QUIT CLAIM DEED

For the consideration of One (\$1.00) and no / 100 Dollar(s) and other valuable consideration in hand from **Rose Ann Dickinson**, a single person, hereby Quit Claims to **Richard Dennis Dickinson II**, a single person, all her right, title, estate, claim and demand in the following described real estate situated in Madison County, Iowa:

See addendum for legal description.

This deed 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 context.

3-7-25
Date

Rose Ann Dickinson
Rose Ann Dickinson
Grantor

STATE OF IOWA)
) ss.
COUNTY OF POLK)

On this 7 day of March, 2025, before me, a Notary Public in and for said State, personally appeared Rose Ann Dickinson, 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.



Cindy Kennedy
Notary Public, State of Iowa

NO. 03762636 TO THE WEST HALF(½) OF THE NORTHEAST FRACTIONAL QUARTER(¼) OF SECTION THREE (3), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, EXCEPT THE FOLLOWING DESCRIBED TRACTS, TO-WIT:

- 1. THE WEST 215 FEET OF THE EAST 548 FEET OF THE SOUTH 215 FEET THEREOF**
- 2. THE SOUTHWEST QUARTER(¼) OF THE SOUTHWEST QUARTER(¼) OF THE NORTHEAST QUARTER(¼) OF SAID SECTION THREE (3);**
- 3. PARCEL "A" LOCATED IN THE SOUTHWEST QUARTER(¼) OF THE NORTHEAST FRACTIONAL QUARTER(¼) OF SAID SECTION THREE (3), CONTAINING 14.94 ACRES, MORE OR LESS, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2, PAGE 294 ON FEBRUARY 18, 1992, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA;**
- 4. ALL THAT PART OF PARCEL "E" LOCATED IN THE NORTHWEST FRACTIONAL QUARTER(¼) OF THE NORTHEAST QUARTER(¼) OF SAID SECTION THREE (3), AS SHOWN IN CORRECTED PLAT OF SURVEY FILED IN BOOK 2018, PAGE 2989 ON SEPTEMBER 14, 2018, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA;**

AND

A TRACT OF LAND LOCATED IN THE EAST HALF(½) OF THE NORTHWEST QUARTER(¼) OF SECTION THREE (3), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID EAST HALF(½) OF THE NORTHWEST QUARTER(¼) OF SAID SECTION THREE (3), THENCE SOUTH 01°18'37" EAST, ALONG THE EAST LINE OF SAID EAST HALF(½) OF THE NORTHWEST QUARTER (¼), A DISTANCE OF 2169.18 FEET; THENCE SOUTH 84°49'41" WEST A DISTANCE OF 27.93 FEET; THENCE NORTH 03°44'13" WEST, ALONG THE EASTERLY LINE OF PARCELS "C" AND "D" (AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2012, PAGE 1204 ON APRIL 26, 2012, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA), A DISTANCE OF 1001.68 FEET; THENCE NORTH 75°38'39" EAST, ALONG SAID LINE, A DISTANCE OF 11.59 FEET; THENCE NORTH 45°07'57" EAST, ALONG SAID LINE, A DISTANCE OF 38.89 FEET; THENCE NORTH 00°14'10" EAST, ALONG SAID LINE, A DISTANCE OF 1141.28 FEET, TO THE POINT OF BEGINNING; EXCEPT ALL THAT PART OF PARCEL "E" LOCATED THEREIN, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2018, PAGE 2957 ON SEPTEMBER 13, 2018, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA;

AND

PARCEL "E" LOCATED IN THE WEST HALF (1/2) OF THE NORTHEAST FRACTIONAL QUARTER (1/4) AND IN THE EAST HALF (1/2) OF THE NORTHWEST FRACTIONAL QUARTER (1/4) OF SECTION THREE (3), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, CONTAINING 31.934 ACRES, AS SHOWN IN CORRECTED PLAT OF SURVEY FILED IN BOOK 2018, PAGE 2989 ON SEPTEMBER 14, 2018, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.