

BK: 2025 PG: 573
Recorded: 3/10/2025 at 2:48:00.0 PM
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: Rose Ann Dickinson, 1665 Upland Trail, Prole, Iowa 50229

Stmt to: Rose Ann Dickinson, 1665 Upland Trail, Prole, Iowa 50229

QUIT CLAIM DEED

For the consideration of One (\$1.00) and no / 100 Dollar(s) and other valuable consideration in hand from **Richard Dennis Dickinson II**, a single person, hereby Quit Claims to **Rose Ann Dickinson**, 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.

3-10-25

Date



Richard Dennis Dickinson II
Grantor

STATE OF IOWA)
) ss.
COUNTY OF POLK)

On this 10 day of March, 2025, before me, a Notary Public in and for said State, personally appeared Richard Dennis Dickinson II, 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.


Notary Public, State of Iowa

PARCEL "D" LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST CORNER (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 10.80 ACRES, 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.

Locally known as: 1665 Upland Trail, Prole, Iowa 50229.