

BK: 2026 PG: 1289  
Recorded: 5/8/2026 at 9:58:30.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Prepared By/Return to:** Katie Tegtmeier, 666 Grand Ave., Ste 2000, Des Moines, IA 50309 (515) 242-2400  
**Taxpayer Information:** Michael J. Nichols and Desiree A. Nichols, 3020 133<sup>rd</sup> Court, Van Meter, IA 50261  
**Previously Recorded Instruments:** Book 2026, Page 991; Book 2006, Page 2763

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### QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Michael J. Nichols and Desiree A. Nichols, a married couple**, do hereby Quit Claim to **Michael J. Nichols and Desiree A. Nichols, a married couple, as joint tenants with full rights of survivorship and not as tenants in common**, all of their right, title, interest, estate, claim, and demand in the following described real estate in Madison County, Iowa:

Lot 27, as shown on that Plat of Survey – Boundary Adjustment, filed of record in the Office of the Madison County Recorder on April 8, 2026, in Book 2026, at Page 991, being that part of the Northwest Quarter of the Southwest Quarter of Section 21, and all of Lot 27 of Woodland Valley Estates Plat 2, recorded in Book 2006 Page 2763, all being in Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows:

Beginning at the former Southwest corner of said Lot 27, said point being on the North line of said Northwest Quarter of the Southwest Quarter; thence North 01 degrees 06 minutes 46 seconds East 461.46 feet to the Northwest corner of said Lot 27, with said point being on the Centerline of a private road; thence North 85 degrees 04 minutes 34 seconds East 344.52 feet along said Centerline and the North line of said Lot 27; thence with a curve turning to the right with an arc length of 57.03 feet, with a radius of 100.00 feet, with a chord bearing South 78 degrees 35 minutes 07 seconds East, with a chord length of 56.26 feet along said Centerline and said North line of Lot 27; thence South 62 degrees 14 minutes 47 seconds East, 215.04 feet along said Centerline to the Northeast corner of said Lot 27; thence South 14 degrees 24 minutes 14 seconds West, 335.55 feet to the Southeast corner of said Lot 27 with said point being on said North line of the Northwest Quarter of the Southwest Quarter; thence South 83 degrees 56 minutes 58 seconds West, 87.06 feet along last said North line; thence South 01 degrees 06 minutes 46 seconds West, 60.47 feet; thence South 83 degrees 56 minutes 58 seconds West, 430.00 feet, thence North 01 degrees 06 minutes 46 seconds East, 60.47 feet to the Point of Beginning, having an area of 6.15 Acres including 0.46 Acres of Road Easement.

Subject to easements, zoning and restrictions or covenants of record.

**This deed is exempt according to Iowa Code 428A.2(21). No actual consideration.**

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

**[Signature Page Follows]**

