

BK: 2026 PG: 2260
Recorded: 7/30/2026 at 8:35:51.0 AM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

AFTER RECORDING RETURN TO:
DANETTE LYNN TRACY
2633 Carver Road
Winterset, IA 50273
File No. 510-1150203

MAIL TAX STATEMENTS TO:
DANETTE LYNN TRACY
2633 Carver Road
Winterset, IA 50273

This document prepared by:
Melissa Lewis, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

510-1150203
Covius Settlement Services LLC
2001 NE 46th St. Ste 025
Kansas City, MO 64116

Parcel ID No.: 560112820030000

QUITCLAIM DEED

Pursuant to I.C.A. 428A.2(21), this transfer is exempt from taxation as it is a transfer for less than \$500.00 consideration.

THIS DEED made and entered into on this 28 day of April, 2026, by and between **Timothy E. Owens, unmarried and Danette Lynn Tracy, unmarried, who acquired title as married, as joint tenants with full rights of survivorship, and not as tenants in common**, residing at 2633 Carver Road, Winterset, IA 50273, hereinafter referred to as Grantor(s) and **Danette Lynn Tracy, a sole owner**, residing at 2633 Carver Road, Winterset, IA 50273, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Madison County, Iowa:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property commonly known as: 2633 Carver Road, Winterset, IA 50273

Prior Instrument Reference: Book 2021, Page 4334, Instrument no. 2021 4334, Recorded: 10/18/2021

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Dated: 4-28-26

Timothy E. Owens
Timothy E. Owens

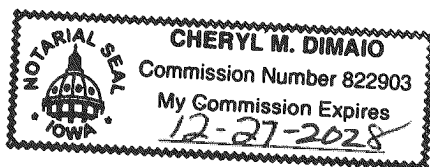
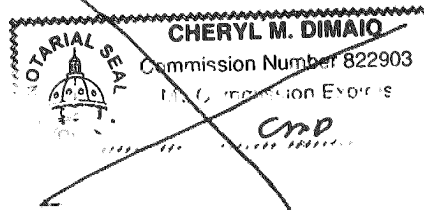
STATE OF Iowa
COUNTY OF Madison

On this 28th day of April, 2026 before me, a Notary Public, personally appeared **Timothy E. Owens**, to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Cheryl M. DiMaio
Notary Public

Print Name: Cheryl M DiMaio

My commission expires: 12-27-2028



Dated: 04-28-26

Danette Lynn Tracy
Danette Lynn Tracy

STATE OF Iowa
COUNTY OF Madison

On this 28th day of April, 2026, before me, a Notary Public, personally appeared **Danette Lynn Tracy**, to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Cheryl M DiMaio
Notary Public

Print Name: Cheryl M DiMaio
My commission expires: 12-27-2028



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN MADISON COUNTY, IOWA: A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (14) OF THE NORTHEAST QUARTER (AND#188;) AND IN THE NORTH HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY-EIGHT (28), IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, CONTAINING 22.2990 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 107, PAGE 388 ON FEBRUARY 10, 1978 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

PARCEL ID : 560112820030000

Property commonly known as: 2633 Carver Road, Winterset, IA 50273