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Rec Amt \$17.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel:
515-462-3731

Taxpayer Information: Crystal Binns, 201 S. 10th Avenue, Winterset, IA 50273

⚡ **Return Document To:** Crystal Binns, 201 S. 10th Avenue, Winterset, IA 50273

Grantors: Carol Kiernan

Grantees: Crystal Binns

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Carol Kiernan, single, does hereby Quit Claim to Crystal Binns, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See attached legal description.

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 deed is exempt according to Iowa Code 428A.2(21).

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

Dated: 1/23/2026

Carol Kiernan
Carol Kiernan, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 23, 2026 by Carol Kiernan.



KIM LEONARD
Signature of Notary Public

Commencing at a point 360.11 feet East and 83 feet North of the Southwest corner of the Southwest Quarter (1/4) of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, said point being on the North right-of-way line of Iowa Highway #92, thence West along said North right-of-way line 262.21 feet, thence North 54° 34' 28" West 23.95 feet, thence North 34° 08' 16" East, 217.92 feet, thence East 159.43 feet, thence South 194.25 feet to the point of beginning, containing 1 acre, more or less; and the following tract of land in said southwest Quarter (1/4) for ingress-egress purposes that is 6 feet on each side of a centerline more particularly described as follows: - Commencing at a point 1,108 feet East and 63 feet North of the Southwest corner of said Southwest Quarter (1/4), said point being on the North right-of-way line of Highway #92, thence North 6 feet, thence West 209.51 feet and parallel to said North right-of-way line, thence North 78° 41' 24" West, 101.98 feet and parallel to said North right-of-way line, thence West 438.38 feet and parallel to said North right-of-way line to the terminus point of said easement centerline, said termination point being at the East line of the aforementioned 1 acre tract.