



Document 2026 2603

Book 2026 Page 2603 Pages 7
Date 9/01/2026 Time 11:49:51AM
Rec Amt \$37.00 Aud Amt \$5.00
Rev Transfer Tax \$351.20
Rev Stamp# 326 DOV# 311

BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

\$220,000⁰⁰

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

Preparer Information: James E. Van Werden, 1009 Main Street, Adel, IA 50003-1454, Tel: 515-697-4284.

Taxpayer Information: Jerome M. Dochterman and Stephanie Dochterman, 925 W. Jefferson St., Winterset, IA 50273

 **Return Document To:** James E. Van Werden, 1009 Main Street, Adel, Iowa 50003-1454

Grantors: Rebecca S. Holmes and Stephen M. Holmes

Grantees: Jerome M. Dochterman and Stephanie Dochterman

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, Rebecca S. Holmes, a single person, and Stephen M. Holmes, a single person, do hereby Quit Claim to Jerome M. Dochterman and Stephanie Dochterman, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See Exhibit "A" attached.

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.

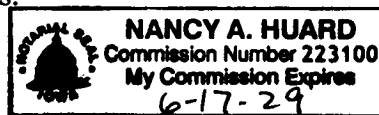
The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8-24-26.

Rebecca S. Holmes
Rebecca S. Holmes, Grantor

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on Aug. 24, 2026 by
Rebecca S. Holmes.

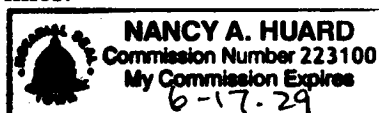


Nancy Huard
Signature of Notary Public

Stephen M. Holmes
Stephen M. Holmes, Grantor

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on Aug. 24, 2026 by
Stephen M. Holmes.



Nancy Huard
Signature of Notary Public

EXHIBIT "A"

A tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 300 feet West and 42 feet and 8 inches South of the Northeast corner of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-six (36), and running thence South 518 feet and 4 inches, thence West 148 feet, thence South 165 feet to the middle of the road, thence West 172 feet and 2 inches, thence North 683 feet and 4 inches, thence East 320 feet and 2 inches to the point of beginning, **EXCEPT** Parcel "HH" located therein, containing 22,193 square feet, as shown in Plat of Survey filed in Book 2025, Page 1499 on June 13, 2025, in the Office of the Recorder of Madison County, Iowa, and corrected by Affidavit filed in Book 2025, Page 1529 on June 17, 2025, in the Office of the Recorder of Madison County, Iowa.

Subject to easement attached hereto and made a part hereof.

Prepared By and Return to:

James E. VanWerden, Hopkins & Huebner, P.C., 1009 Main Street, Adel, IA 50003 (515) 993-4545

Send Tax Statements to:

Rebecca S. Holmes and Stephen M. Holmes, 12453 Douglas Pkwy., Urbandale, IA 50323

PERPETUAL ENCROACHMENT EASEMENT

WHEREAS, Nikki Mains Leonard and David Leonard (Leonards), own the following described real estate:

A tract of land commencing at a point 374 feet West and 561 feet South of the Northeast corner of the Southwest Quarter (1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence South 165 feet to the middle of the road, thence West 74 feet, thence North 165 feet, thence East 74 feet to the point of beginning.

Subject to all covenants, restrictions and easements of record.

AND WHEREAS, Rebecca S. Holmes and Stephen M. Holmes (Holmes), owns real estate described as:

A tract of land commencing at a point 300 feet West and 42 feet and 8 inches South of the Northeast corner of the Southwest corner of Section 36, in Township 76 North, Range 28 West of the 5th P.M., and running thence South 518 feet and 4 inches, thence West 148 feet, thence South 165 feet to the middle of the road, thence West 172 and 2 inches, thence North 683 feet and 4 inches, thence East 320 feet and 2 inches to the point of beginning, Madison County, Iowa.

EXCEPT PARCEL "HH".

AND WHEREAS, Craig S. Boldman, licensed land surveyor, performed a land survey on land owned by Holmes on 03/11/2026.

AND WHEREAS, said survey shows that the Leonards' house encroaches upon the land owned by Holmes.

NOW THEREFORE, Rebecca S. Holmes and Stephen M. Holmes, hereby grant and convey an easement described as:

EASEMENT FOR BUILDING ENCROACHMENT

Being all that part of a tract of land (Tract "A") described by Warranty Deed in Book 2002-2717 in the Office of the Madison County, Iowa Recorder being more particularly described as: Beginning at the Southeast corner of said Tract "A" (being also the same corner of a tract of land (Tract "B") recorded in Book 2001-3228); thence N 89°55'26" W a distance of 7.50'; thence N 02°26'12" E a distance of 137.09'; thence S 89°57'01" E a distance of 2.18' to the Northwest corner of Tract "B" thence S 00°12'48" W a distance of 136.97' to the point of beginning. Containing an area of 663.1 square feet.

to Nikki Mains Leonard and David Leonard and their assigns and transferors and transferees.

Leonards, their successors and assigns shall place no permanent structures or plantings on said easement except the house as it exists at the date of the execution of this easement by Holmes. Should said house, for any reason, be removed from said easement, said easement shall cease to exist and expire.

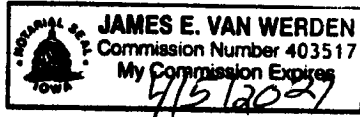
Dated: 7/1/2026

Rebecca S Holmes
Rebecca S. Holmes

Stephen M. Holmes
Stephen M. Holmes

STATE OF IOWA, COUNTY OF DALLAS

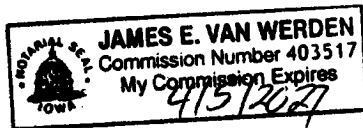
This record was acknowledged before me on 7/1, 2026, by
Rebecca S. Holmes.



James E. Van Werden
Signature of Notary Public

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on 7/1, 2026, by
Stephen M. Holmes.



James E. Van Werden
Signature of Notary Public

Proprietor: Holmes Family Trust

Project: 25028 Date of Survey: 3/11/2026

Surveyor Co: Boldman Surveying Consultants

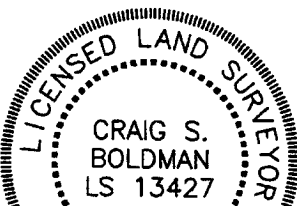
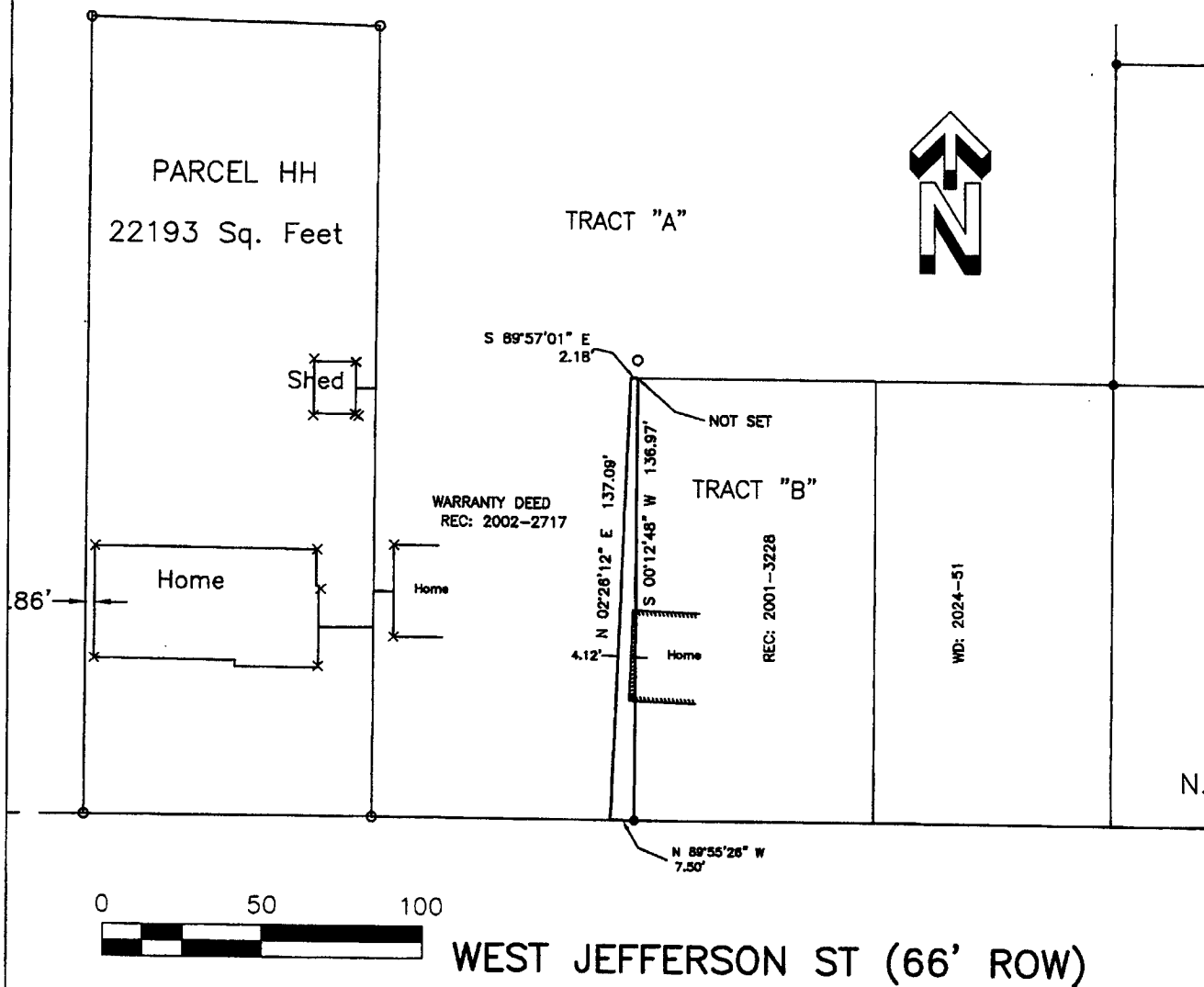
Prepared by/Return to: Craig S. Boldman

521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242

EASEMENT FOR BUILDING ENCROACHMENT

Being all that part of a tract of land (Tract "A") described by Warranty Deed in Book 2002-2717 in the Office of the Madison County, Iowa Recorder being more particularly described as: Beginning at the Southeast corner of said Tract "A" (being also the same corner of a tract of land (Tract "B") recorded in Book 2001-3228); thence N 89°55'26" W a distance of 7.50'; thence N 02°26'12" E a distance of 137.09'; thence S 89°57'01" E a distance of 2.18' to the Northwest corner of Tract "B" thence S 00°12'48" W a distance of 136.97' to the point of beginning. Containing an area of 663.1 square feet.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature _____ Date _____

Name Craig S. Boldman P.L.S No. 13427