



Document 2026 449

Book 2026 Page 449 Type 03 002 Pages 3
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CORRECTIVE 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:



CORRECTIVE 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 Corrected Quit Claim Deed is correcting the legal description recorded January 26, 2026, in Book 2026, Page 255 of the Recorder's Office of Madison County, Iowa.

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.

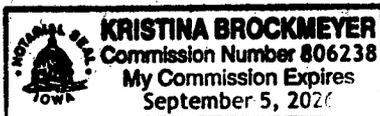
Dated: 1/19/2026

Carol Kiernan
Carol Kiernan, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 19, 2026 by Carol Kiernan.

Kristina Brockmeyer
Signature of Notary Public



A part of Parcel "A", located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-five (35), 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 the South Quarter corner of said Section Thirty-five (35), thence along the South line of the Southwest Quarter ($\frac{1}{4}$) of said section on an assumed bearing of North $90^{\circ}00'00''$ West a distance of 1388.04 feet; thence North $00^{\circ}15'29''$ West 63.09 feet to the Southeast corner of Parcel "A" of Plat filed in Plat Book 1, Page 92, Madison County Recorder's Office, and also being on the North Right of Way line of Iowa Highway 92 and the Point of Beginning; thence continuing North $00^{\circ}15'29''$ West 125.82 feet; thence South $88^{\circ}49'26''$ West 109.14 feet; thence South $00^{\circ}15'14''$ East 123.75 feet to aforesaid Right of Way line; thence North $89^{\circ}54'35''$ East 109.14 feet to the Point of Beginning, containing 0.313 acres more or less.