



Document 2016 525

Book 2016 Page 525 Type 03 002 Pages 1
Date 3/02/2016 Time 8:20:51AM
Rec Amt \$7.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 106 - August 2013

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: James C. Eller, 3014 Mallard Avenue, Lorimor, IA 50149

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer: James C. Eller, 3014 Mallard Avenue, Lorimor, IA 50149



QUIT CLAIM DEED

For the consideration of \$1 Dollar(s) and other valuable consideration,
Matt Monserrate and Kaylee Monserrate, Husband and Wife

do hereby

Quit Claim to James C. Eller

all our
right, title, interest, estate, claim and demand in the following real estate in Madison County, Iowa:

The East Three (3) Feet of Lot Two (2), and Lot One (1), Block Nine (9) of Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa.

This Deed is given in lieu of forfeiture of a Real Estate Contract made and entered into by and between James C. Eller, Single, Seller, and Matt Monserrate and Kaylee Monserrate, Buyers, which Contract is dated February 2, 2015, and recorded February 13, 2015, in Book 2015, Page 419 of the Recorder's Office of Madison County, Iowa.

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: 1-29-16

Matt Monserrate

Matt Monserrate (Grantor)

Kaylee Monserrate

Kaylee Monserrate (Grantor)

(Grantor)

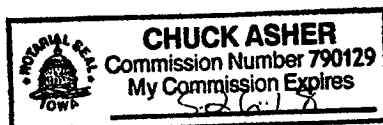
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 29th day of Jan 2016, by
Matt Monserrate and Kaylee Monserrate



Chen

Signature of Notary Public

(This form of acknowledgment for individual grantor(s) only)