

**BK: 2017 PG: 164**  
**Recorded: 1/17/2017 at 8:07:14.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



**QUIT CLAIM DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 106  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

Curtis W. Hiatt  
130 S.E. Sycamore Avenue, P.O. Box 101  
Earlham, Iowa 50072

**Return Document To:** (Name and complete address)

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Ardith Ann Keplinger

**Grantees:**

Curtis W. Hiatt

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



## QUIT CLAIM DEED

For the consideration of One and no/100ths (\$1.00)----- Dollar(s) and other valuable consideration, Ardith Ann Keplinger and Harold G. Keplinger, wife and husband,

\_\_\_\_\_ do hereby  
Quit Claim to Curtis W. Hiatt

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

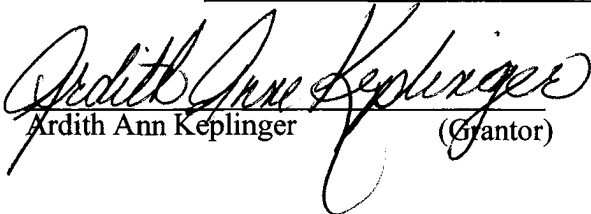
Lots Eleven (11) and the South Half (1/2) of Lot Twelve (12) in Block Eleven (11) of the Original Town of Earlham, Madison County, Iowa.

This deed is given for monetary consideration of less than \$500, and to confirm title; therefore, this transfer is exempt from the Iowa real estate transfer tax pursuant to Section 428A.2(10) and (21), Code of Iowa.

Wherever in the chain of title to above described real estate the names Ardith Anne Hiatt and Ardith Ann Hiatt and Ardith Ann Keplinger appear, they refer to one and the same person.

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: January 12, 2017

  
Ardith Ann Keplinger (Grantor)

  
Harold G. Keplinger (Grantor)

\_\_\_\_\_  
(Grantor)

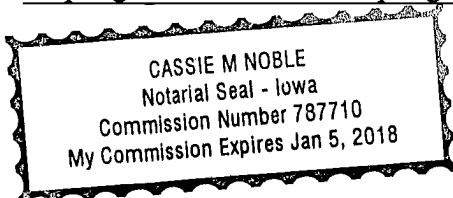
\_\_\_\_\_  
(Grantor)

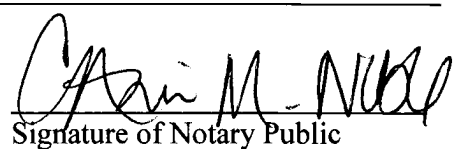
\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF RINGGOLD

This record was acknowledged before me on January 12, 2017, by Ardith Ann Keplinger and Harold G. Keplinger



  
Signature of Notary Public