

BK: 2017 PG: 1438
Recorded: 5/8/2017 at 3:35:22.0 PM
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)

Jimmy L. and Teresa A. Lemon
640 N.E. 5th Street
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Mildred E. Ahnen

Grantees:

Jimmy L. Lemon
Teresa A. Lemon

Legal description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of \$1.00 and no/100ths Dollar(s) and other valuable consideration, MILDRED E. AHNEN, a single person,

do hereby Quit Claim to JIMMY L. LEMON and TERESA A. LEMON, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

A parcel of land located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and a part of Lot 17 of B. F. Allen's Addition to the City of Earlham, Madison County, Iowa, containing 7.732 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 242 on April 12, 1991, in the Office of the Recorder of Madison County, Iowa.

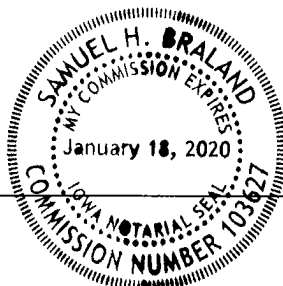
This deed is given to correct and confirm title for monetary consideration of less than \$500; therefore, this transfer is exempt form the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(10) and (21), Code of Iowa.

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: May 8, 2017

(Grantor) Mildred E. Ahnen (Grantor)
(Grantor) (Grantor)
(Grantor) (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on May 8, 2017, by Mildred E. Ahnen



Signature of Notary Public