

BK: 2017 PG: 1617
Recorded: 5/24/2017 at 11:47:28.0 AM
Fee Amount: \$22.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Cynthia P. Letsch, 112 NE Ewing St, Suite D, Grimes, IA 50111, Phone: (515) 986-2810

Taxpayer Information: (name and complete address)

Clint and Erin Wilcox, 2939 Peru Road, Truro, IA 50257

Return Document To: (name and complete address)

Cynthia P. Letsch, 112 NE Ewing St, Suite D, Grimes, IA 50111

Grantors:

Erin Wilcox

Grantees:

Erin Wilcox and Clint Wilcox

Legal Description: See Page 2

Document or instrument number of previously recorded documents: 2015 1488

QUIT CLAIM DEED

For the consideration of one Dollar(s) and other valuable consideration, Erin Wilcox does hereby Quit Claim to Erin Wilcox and Clint Wilcox, 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:

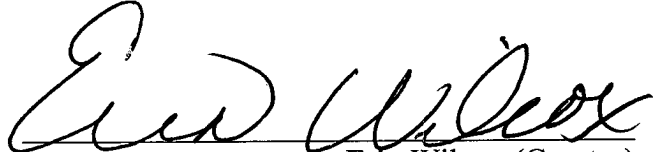
See Exhibit "A" attached hereto and incorporated by this reference.

This deed is exempt according to Iowa Code 428A.2(11).

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

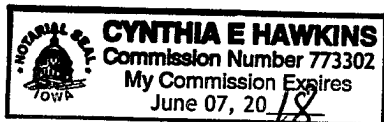
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 22, 2017.


Erin Wilcox (Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on May 22, 2017, by Erin Wilcox.




Signature of Notary Public

Exhibit "A"

That part of Parcel C, recorded in Book 2014, Page 2738, of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 8, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows:

Beginning at the South Quarter corner of said Section 8; thence North 85 degrees 49 minutes 41 seconds East, 10.00 feet along the South line of said Parcel C to a corner of said Parcel C; thence North 00 degrees 00 minutes 00 seconds East, 726.00 feet to a corner of said Parcel C; thence North 01 degrees 34 minutes 45 seconds West, 98.78 feet along the East line of said Parcel C; thence South 43 degrees 39 minutes 15 seconds West, 462.35 feet; thence South 00 degrees 00 minutes 00 seconds East, 509.98 feet to the South line of said Southeast Quarter of the Southwest Quarter; thence North 86 degrees 30 minutes 35 seconds East, 312.49 feet to the point of beginning, having an area of 4.94 acres including 0.46 acres of Madison County Road Easement.

Also described as Auditor's Parcel D of a Plat of Survey filed in Book 2015, Page 1060, on the 27th day of April, 2015, in the Office of the Recorder of Madison County, Iowa, subject to easements and restrictions of record.