



Document 2017 3103

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Date 10/02/2017 Time 11:29:50AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

JANA PETERS, 1826 Green Lane, Winterset, Iowa 50273

File #30338-17-RDP (rml)

CORRECTED QUIT CLAIM DEED

Legal:

Long Legal – Please see attached.

P.3

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Rick Eugene Peters and Joyce Martinez, a married couple**, do hereby Quit Claim all right, title, and interest in and to the above-described real estate to **Jana Dee Peters**.

EXEMPTION – No consideration per Iowa Code 428.A.2(10). Deed given to correct legal description of deed recorded on October 10, 2013, Book 2013, Page 2939.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

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

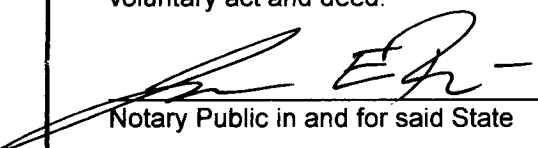
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

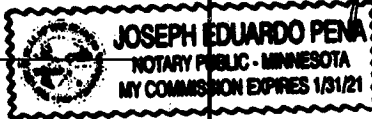
STATE OF Minnesota)

COUNTY OF Beltrami)

SS:

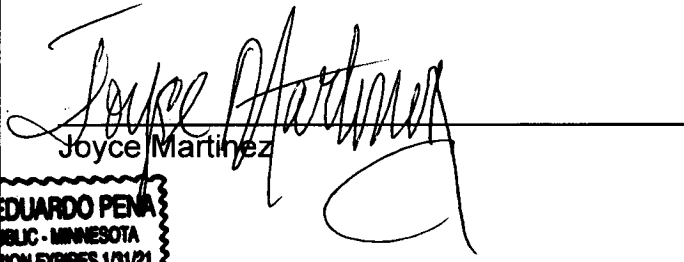
On this 13 day of September, 2017,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Rick Eugene Peters**
and Joyce Martinez, a married couple, to me
known to be the identical persons named in and who
executed the foregoing instrument and acknowledged
that those persons executed the same as their
voluntary act and deed.


Notary Public in and for said State



Dated: September 13th, 2017


Rick Eugene Peters


Joyce Martinez

LEGAL DESCRIPTION

The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 18, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa;

All that part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section 18 lying East of the river;

All that part of the Southeast Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section 18 lying North and East of the river and all that part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section 18 lying North and West of the river, containing 62 acres more or less, and titleholder shall have easement for ingress and egress to the land herein, over and across the West 30 feet of the East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 18, Township 76 North, Range 28 West of the 5th P.M., from the South termination of the public road to the North line of the SE $\frac{1}{4}$ of Section 18, Township 76 North, Range 28, Madison County, Iowa,

EXCEPT a tract of land commencing at the SE corner of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 18, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, running thence West 1040 feet; thence North 62° East, 402.3 feet; thence North 48° East, 230 feet; thence North 38° East, 565 feet; thence North 26° East, 396 feet; thence South 1171 feet to the place of beginning