

BK: 2017 PG: 3978
Recorded: 12/19/2017 at 2:45:16.0 PM
Fee Amount: \$17.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

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:

ERIC AND STACIE THOMPSON, 3324 – 218th Street, ST. Charles, Iowa 50240

File #30863-17-RTO (rfb)

CORRECTED QUIT CLAIM DEED

Legal:

All that part of the Northwest Quarter of the Northwest Fractional Quarter (NW ¼) of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, lying East of the public highway identified as R-35, EXCEPT the North Half of the Northwest Quarter (N ½ NW ¼) of said Section 1, lying East of the centerline of County Road R-35 and North of the centerline of a County Road; AND EXCEPT Parcel "A", located therein, containing 4.797 acres, as shown in Plat of Survey filed in Book 2, Page 617 on October 9, 1995, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land described as commencing at the Northwest corner of said Section 1, thence North 85°13' East along the North line of the Northwest Fractional Quarter (NW ¼) of said Section 1, 543.2 feet (recorded as 536.5 feet) to the West right-of-way line of a county road which is the point of beginning; thence South 23°51' West along said West right-of-way line 353.8 feet; thence North 71°40' East 402.3 feet; thence North 17°39' West 221.8 feet to the North line of said Northwest Fractional Quarter (NW ¼); thence South 85°13' West 172.1 feet to point of beginning, containing 1.384 acres

Address: 3324 – 218th Street, St. Charles, Iowa 50240

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael Thompson and Anne Thompson, a married couple**, do hereby Quit Claim all right, title, and interest in and to the above-described real estate to **Eric Jeffrey Thompson and Stacie Leigh Thompson, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common.

EXEMPTION -- This deed is given to correct numerous errors on the deed recorded December 18, 2014 in Book 2014, Page 3173.

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 IOWA)) SS: COUNTY OF <u>Marion</u>) On this <u>15</u> day of <u>December</u>, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Michael Thompson and Anne Thompson, 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. <u>Karol Ann Rhoads</u> Notary Public in and for said State	Dated: <u>Dec 15</u>, 2017 <u>[Signature]</u> Michael Thompson <u>[Signature]</u> Anne Thompson
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