



Document 2017 3988

Book 2017 Page 3988 Type 03 002 Pages 1  
Date 12/20/2017 Time 8:55:19AM  
Rec Amt \$7.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



## QUIT CLAIM DEED

Return to: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, (515) 462-4912

Taxpayer: Michael G. Rhoads and Jennifer L. Rhoads, 1921 N. John Wayne Drive, Winterset, IA 50273

For the consideration of A Gift from Parent to Child----- Dollar(s) and other valuable consideration, Jim M. Rhoads and Rox Ann Rhoads, Husband and Wife,

do hereby  
Quit Claim to Michael G. Rhoads and Jennifer L. Rhoads, 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:  
An undivided one-half interest in and to: Parcel "D" a part of the East One-Half of the Southeast Quarter (E½ SE¼) except the South thirty (30) acres thereof in Section Thirty (30), Township Seven-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa as shown by the Plat of Survey dated and filed for record on December 11, 2017 in the Madison County Recorder's Office in Book 2017 at Page 3873. **This transfer is from parent to child without actual consideration and is exempt from transfer tax under Iowa Code Section 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: December 19, 2017

Jim M. Rhoads  
Jim M. Rhoads (Grantor)

Rox Ann Rhoads  
Rox Ann Rhoads (Grantor)

(Grantor)

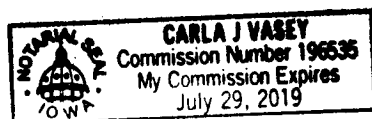
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 19, 2017, by Jim M. Rhoads and Rox Ann Rhoads.



Carla J Vasey  
Signature of Notary Public