

BK: 2019 PG: 322
Recorded: 1/22/2019 at 1:42:45.0 PM
Pages 3
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
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)

Aaron M. Hubbard, 2900 100th Street, Ste. 209, Urbandale , IA 50322, Phone: (515)
222-1700

Taxpayer Information: (Name and complete address)

Kristine Lynn Garrett, 1102 State Highway 92, Winterset, IA 50273

Return Document To: (Name and complete address)

Aaron M. Hubbard, 2900 100th Street, Ste. 209, Urbandale , IA 50322

Grantors:

Scott Kirby Garrett

Grantees:

Kristine Lynn Garrett

Legal description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Scott Kirby Garrett, husband of Kristine Lynn Garrett,

do hereby
Quit Claim to Kristine Lynn Garrett

all our right, title, interest,
estate, claim and demand in the following described real estate in Madison County, Iowa:
See 1 in Addendum

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: 1-11-19

Scott Kirby Garrett
Scott Kirby Garrett

(Grantor)

(Grantor)

(Grantor)

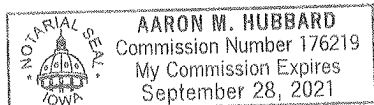
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Poweshock

This record was acknowledged before me on 1/11/19, by Scott Kirby Garrett, husband of Kristine Lynn Garrett.



Aaron M. Hubbard
Signature of Notary Public

Addendum

1. A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 8, in the Southwest Quarter of the Southwest Quarter of Section 5, in the Southeast Quarter of the Southeast Quarter of Section 6, in the Northeast Quarter of the Northeast Quarter of Section 7, all in Township 75 North, Range 29 West of the 5th Principal Meridian Madison County, Iowa, more particularly described as follows: Commencing at the North Quarter Corner of Section 7, T75N, R29W of the 5th P.M., Madison County, Iowa; thence, along the North line of the NE $\frac{1}{4}$ of said Section 7, North $90^{\circ}00'00''$ East, 1,769.82 feet; thence South $00^{\circ}00'00''$, 33.54 feet to the point of beginning. Thence North $89^{\circ}44'01''$ East, 263.96 feet; thence South $01^{\circ}26'58''$ West 131.56; thence North $89^{\circ}53'03''$ East, 261.93; thence North $01^{\circ}21'01''$ West, 197.43 feet; thence North $80^{\circ}44'09''$ East, 214.48; thence North $74^{\circ}48'03''$ East, 126.59 feet; thence North $83^{\circ}54'18''$ East, 241.76 feet; thence South $00^{\circ}56'19''$ East, 542.54 feet; thence North $90^{\circ}00'00''$ West, 244.00 feet; thence North $63^{\circ}15'06''$ West, 164.35 feet; thence North $90^{\circ}00'00''$ West, 123.00 feet; thence North $00^{\circ}00'00''$, 79.72 feet; thence North $90^{\circ}00'00''$ West 584.50 feet; thence North $00^{\circ}41'55''$ West, 227.78 feet to the point of beginning; said parcel of land contains 8.000 Acres; EXCEPT the following described real estate: Parcel "C" in the Northeast Quarter of the Northeast Quarter of Section 7 and the Southeast Quarter of the Southeast Quarter of Section 6 all in Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the North Quarter Corner of Section 7, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence North $90^{\circ}00'00''$ East 1769.58 feet along the North line of the Northeast Quarter of said Section 7, thence South $00^{\circ}00'00''$ East 33.54 feet to the Point of Beginning on the South right-of-way line of Iowa Highway No. 92; thence North $89^{\circ}46'46''$ East 263.76 feet along said right-of-way line; thence North $01^{\circ}26'58''$ East 12.13 feet along said right-of-way line; thence Northeasterly 259.47 feet along a 1432.50 feet radius curve concave Northwesterly with a 259.12 foot chord bearing North $78^{\circ}31'27''$ East along said right-of-way line; thence North $01^{\circ}21'42''$ West 2.82 feet along said right-of-way line; thence North $80^{\circ}44'09''$ East 11.00 feet along said right-of-way; thence South $01^{\circ}09'25''$ East 297.25 feet; thence North $90^{\circ}00'00''$ West 532.00 feet; thence North $00^{\circ}42'11''$ West 227.78 feet to the Point of Beginning containing 3.003 acres. NOTE: Parcel "C" combines a parcel of land described in a Deed filed in Book 2002 at Page 3364 and a portion of a parcel of land described in a Deed filed in Book 2002 at Page 3365 and shall not be divided again for resale.

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