



Document 2019 3480

Book 2019 Page 3480 Type 03 002 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



**QUIT CLAIM DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 106  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Todd G. Nielsen, 211 N. Maple Street, Creston, Iowa 50801  
Phone: (641) 782-7007

**Taxpayer Information:** (Name and complete address)

Hidie A. Lemon and William A. Lemon, 2883 Deer Run Ave, Macksburg, IA 50155

**Return Document To:** (Name and complete address)

Todd G. Nielsen, 211 N. Maple Street, Creston, Iowa 50801

**Grantors:**

Nancy Abell

**Grantees:**

Hidie A. Lemon  
William A. Lemon

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



QUIT CLAIM DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, NANCY ABELL, a single person

do hereby Quit Claim to HIDIE A. LEMON AND WILLIAM A. LEMON, 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 One (\$1.00) County, Iowa: Parcel "A" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.003 acres, as shown in the Plat of Survey filed in Book 3, Page 601 on June 15, 2000 in the Office of the Recorder of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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: October 31, 2019

Nancy Abell (Grantor)

(Grantor)

(Grantor)

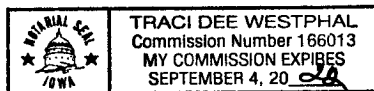
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF UNION

This record was acknowledged before me on October 31, 2019, by Nancy Abell, a single person



Traci D. Westphal Signature of Notary Public