

BK: 2019 PG: 3544
Recorded: 11/5/2019 at 2:07:55.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

QUIT CLAIM DEED

Preparer Information:

Christine B. Long
Bradshaw, Fowler, Proctor & Fairgrave, P.C.
801 Grand Avenue, Suite 3700
Des Moines, IA 50309-8004
Phone: (515) 246-5839

Taxpayer Information:

Courtney W. and Kari L. Pecenka
1331 Utopia Court
Van Meter, IA 50261

Return Document To:

Christine B. Long
Bradshaw, Fowler, Proctor & Fairgrave, P.C.
801 Grand Avenue, Suite 3700
Des Moines, IA 50309-8004

Grantors:

Courtney W. Pecenka and Kari Pecenka a/k/a Kari L. Pecenka

Grantees:

Courtney W. Pecenka and Kari L. Pecenka, or their Successor(s), as Co- Trustees of the Courtney W. Pecenka Revocable Trust U/A/D September 6, 2019
and
Kari L. Pecenka and Courtney W. Pecenka, or their Successor(s), as Co-Trustees of the Kari L. Pecenka Revocable Trust U/A/D September 6, 2019

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2007, Page 383

QUIT CLAIM DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Courtney W. Pecenka and Kari Pecenka a/k/a Kari L. Pecenka, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, do hereby Quit Claim an undivided one-half (1/2) interest to Courtney W. Pecenka and Kari L. Pecenka, or their Successor(s), as Co-Trustees of the Courtney W. Pecenka Revocable Trust U/A/D September 6, 2019, and an undivided one-half (1/2) interest to Kari L. Pecenka and Courtney W. Pecenka, or their Successor(s), as Co-Trustees of the Kari L. Pecenka Revocable Trust U/A/D September 6, 2019, of all of their right, title, interest, estate, claim and demand in the following-described real estate in Madison County, Iowa:

Lot Twenty-one (21) of Woodland Valley Estates Plat No. 2 subdivision located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 1/31st interest in all common area as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 and as amended by First Amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

(Locally known as 1331 Utopia Court, Van Meter, Iowa.)


This deed and transfer is exempt from transfer tax and declaration of value and groundwater hazard statements under Exemption No. 21 (consideration \$500 or less) as set out in Iowa Code §410A.2.

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 the 6th day of September, 2019.



Courtney W. Pecenka (Grantor)




Kari Pecenka a/k/a (Grantor)
Kari L. Pecenka

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This instrument was acknowledged before me on the 6th day of September 2019, by Courtney W. Pecenka and Kari Pecenka a/k/a Kari L. Pecenka, husband and wife.





Notary Public