BK: 2019 PG: 4055

Recorded: 12/20/2019 at 10:45:36.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00 Combined Fee: \$20.00 Revenue Tax: \$0.00 LISA SMITH RECORDER Madison County, Iowa

QUIT CLAIM DEED			
Return to: Matthew Bollman, 1415 28th St. STE 160 West Des Moines, Iowa 50266			
Return to: Matthew Bollman, 1415 28th St, STE 160 West Des Moines, Iowa 50266 Taxpayer: Jeffrey McGee, 523 S 2nd Street, Winterset, Iowa 50273 Preparer: Matthew Bollman, 1415 28th St, STE 160 West Des Moines, Iowa 50266, Phone:			
Preparer: Matthew Bollman, 1415	28th St, STE 160	West Des Moines	, Iowa 50266, Phone:
(313) 121-0986			
For the consideration of	One (\$1.00)	Dol	lar(s) and other valuable
consideration, Ginger K. Capps, a married	person,		
Ouit Claire to Inffray Dylan McCoo Trust	as of the Toffrey	nd Cingan Cama I	do hereby
Quit Claim to Jeffrey Dylan McGee, Trust December 20, 2019,	ee of the Jeffrey a		
estate, claim and demand in the following	described real sets		our right, title, interest,
•			
This deed is exempt according to Iowa Code 428A.2(21). See Addendum at Page 2.			
share in and to the real estate. Words and construed as in the singular or plural number context. Dated: December 20, 2019 Hingurk. Capps (Grantor	nber, and as masc	_	,
(Grantor)		(Grantor)
(Grantor	-		(Grantor)
STATE OF IOWA , CO	OUNTY OF	DOI V	
This record was acknowledged bef		POLK 2019	, by Ginger K.
Capps and Jeffrey A Capps, a married cou		<u> </u>	, by Ginger K.
MATTHEW BOLL Commission Number My Commission Ex	_MAN 764257 pires	Mat I	f Notary Public
70Wh August 18, 202	4		

ADDENDUM

Parcel "B" located in said Blocks Ten (10) and Fifteen (15), containing 3.00 acres, as shown in Plat of Survey filed in Book 2006, Page 3804 on September 15, 2006, in the Office of the Recorder of Madison County, Iowa.

AND

A tract of land including all of Blocks Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and Fifteen (15), and Lots One (1), Five (5), Six (6), Seven (7) and Eight (8) in Block Ten (10), and part of the vacated alleys and streets located in said Blocks Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and Fifteen (15), ALL in the Original Town of Webster, Madison County, Iowa, and all more particularly described as follows, to-wit: Beginning at the Northwest Corner of Block Seven (7) of the Original Town of Webster, Madison County, Iowa, thence South to a point which is 33 feet South of the Southwest Corner of Block Fifteen (15) of the Original Town of Webster, thence East to a point which is 33 feet South of the Southeast Corner of Block Thirteen (13) of the Original Town of Webster, thence East 66 feet, thence North to a point which is 66 feet East of the Northeast Corner of Block Five (5) of the Original Town of Webster, thence North 33 feet, thence West to a point which is 33 feet North of the Northwest Corner of Block Six (6) of the Original Town of Webster, thence South 33 feet, thence West to the Point of Beginning,

EXCEPT Parcel "A" located therein, containing 7.66 acres, as shown in Plat of Survey filed in Book 2, Page 283 on June 14, 1996, in the Office of the Recorder of Madison County, Iowa.