



Document 2020 2649

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Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓

ANNO ✓

SCAN ✓

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Justin Dalton, Dalton Law, PLC 2521 128th Street, Urbandale, IA 50323 515-229-9078

Taxpayer Information: (name and complete address)

Stephen I. Roney, 1127 Silverado Drive, Norwalk, IA 50211

Return Document To: (name and complete address)

Stephen I. Roney, 1127 Silverado Drive, Norwalk, IA 50211

Grantors:

Justin J. Dalton

Ann W. Dalton

Grantees:

Stephen I. Roney

Ashley J. Roney

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, Justin J. Dalton and Ann W. Dalton, husband and wife, do hereby Quit Claim to Stephen I. Roney and Ashley J. Roney, 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 Madison County, Iowa:

A PARCEL OF LAND IN NE1/4 SE1/4 & NW1/4 SE1/4 OF SECTION 13, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

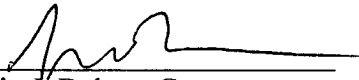
BEGINNING AT THE E1/4 CORNER OF SAID SECTION 13, SAID E1/4 CORNER ALSO BEING THE SE CORNER OF ROLLING ACRES, AN OFFICIAL PLAT RECORDED IN BOOK 1, PAGE 149 AT THE MADISON COUNTY RECORDER'S OFFICE; THENCE S00°20'40"W, 1320.36 FEET ALONG THE EAST LINE OF SAID NE1/4 SE1/4 TO THE SE CORNER OF SAID NE1/4 SE1/4; THENCE S83°19'18"W, 545.14 FEET ALONG THE SOUTH LINE OF SAID NE1/4 SE1/4 TO A POINT; THENCE N00°20'40"E, 662.22 FEET ALONG A LINE THAT IS PARALLEL TO SAID EAST LINE OF THE NE1/4 SE1/4 TO A POINT ON THE SOUTH LINE OF THE NORTH 655.52 FEET OF SAID NE1/4 SE1/4; THENCE S83°32'05"W, 1265.82 FEET ALONG SAID SOUTH LINE OF THE NORTH 655.52 FEET TO A POINT; THENCE N00°20'40"E, 395.95 FEET ALONG A LINE THAT IS PARALLEL TO SAID EAST LINE OF THE NE1/4 SE1/4 TO A POINT; THENCE N55°00'00"W, 215.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 120.00 FEET OF SAID NW1/4 SE1/4; THENCE S83°32'05"W, 125.00 FEET ALONG SAID SOUTH LINE OF THE NORTH 120.00 FEET OF THE NW1/4 SE1/4 TO A POINT; THENCE S50°00'00"W, 140.00 FEET TO A POINT; THENCE S32°00'00"W, 453.15 FEET TO A POINT; THENCE S83°32'05"W, 124.44 FEET ALONG A LINE THAT IS PARALLEL TO THE NORTH LINE OF SAID NW1/4 SE1/4 TO A POINT ON THE WEST LINE OF SAID NW1/4 SE1/4; THENCE N00°15'45"E, 555.98 FEET ALONG THE WEST LINE OF SAID NW1/4 SE1/4 TO THE NW CORNER OF SAID NW1/4 SE1/4, SAID NW CORNER ALSO BEING THE SW CORNER OF ROLLING ACRES; THENCE N83°32'05"E, 2586.04 FEET ALONG THE NORTH LINE OF SAID SE1/4, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF SAID ROLLING ACRES TO THE POINT OF BEGINNING AND CONTAINING 40.62 ACRES INCLUDING 1.21 ACRES OF PUBLIC RIGHT-OF-WAY EASEMENT MORE OR LESS

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.

This conveyance is exempt from transfer tax under Iowa Code Section 428A.2(13), being a Deed in Partition where the interest conveyed is without consideration.

Dated: 7-23-2020

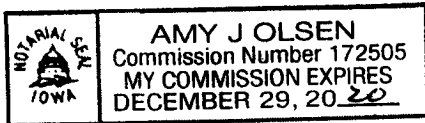

Justin J. Dalton, Grantor

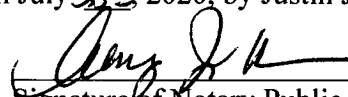

Ann W. Dalton, Grantor

INDIVIDUAL ACKNOWLEDGMENTS

STATE OF IOWA COUNTY OF POLK

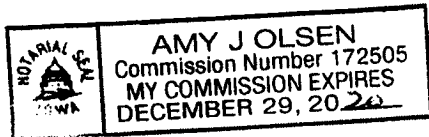
This record was acknowledged before me on July 23rd, 2020, by Justin J. Dalton.




Signature of Notary Public

STATE OF IOWA COUNTY OF POLK

This record was acknowledged before me on July 23rd, 2020, by Ann W. Dalton.




Signature of Notary Public