



Document 2020 2650

Book 2020 Page 2650 Type 03 002 Pages 3

Date 7/23/2020 Time 2:42:18PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓
ANNO ✓
SCAN ✓

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

**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)

Justin Dalton, 4026 124th Street, Urbandale, IA 50323

✓ **Return Document To:** (name and complete address)

Justin Dalton, 4026 124th Street, Urbandale, IA 50323

Grantors:

Stephen I. Roney

Ashley J. Roney

Grantees:

Justin J. Dalton

Ann W. Dalton

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, Stephen I. Roney and Ashley J. Roney, husband and wife, do hereby Quit Claim to Justin J. Dalton and Ann W. Dalton, 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 SW CORNER OF SAID NW1/4 SE1/4; THENCE N00°15'45"E, 767.36 FEET ALONG THE WEST LINE OF SAID NW1/4 SE1/4 TO A POINT; THENCE N83°32'05"E, 124.44 FEET ALONG A LINE THAT IS PARALLEL TO THE NORTH LINE OF SAID NW1/4 SE1/4 TO A POINT; THENCE N32°00'00"E, 453.15 FEET TO A POINT; THENCE N50°00'00"E, 140.00 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 S55°00'00"E, 215.00 FEET TO A POINT; THENCE S00°20'40"W, 395.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 655.52 FEET OF SAID SE1/4; THENCE N83°32'05"E, 1265.82 FEET ALONG SAID SOUTH LINE OF THE NORTH 655.52 FEET TO A POINT; THENCE S00°20'40"W, 662.22 FEET ALONG A LINE THAT IS PARALLEL TO THE EAST LINE OF SAID NE1/4 SE1/4 TO A POINT ON THE SOUTH LINE OF SAID NE1/4 SE1/4; THENCE S83°19'18"W, 737.15 FEET ALONG SAID SOUTH LINE TO THE SW CORNER OF SAID NE1/4 SE1/4; THENCE S83°36'15"W, 1302.23 FEET ALONG THE SOUTH LINE OF SAID NW1/4 SE1/4 TO THE POINT OF BEGINNING AND CONTAINING 37.37 ACRES MORE OR LESS.

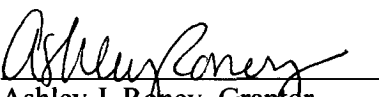
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

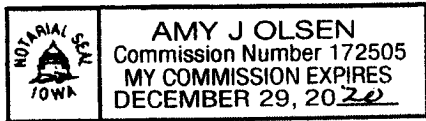

Stephen I. Roney, Grantor



Ashley J. Roney, Grantor

INDIVIDUAL ACKNOWLEDGMENTS

STATE OF IOWA COUNTY OF POLK

This record was acknowledged before me on July 23rd, 2020, by Stephen I. Roney.

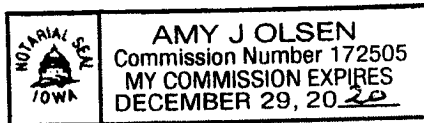


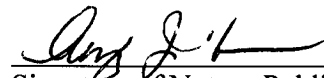


Signature of Notary Public

STATE OF IOWA COUNTY OF POLK

This record was acknowledged before me on July 23rd, 2020, by Ashley J. Roney.





Signature of Notary Public