

BK: 2020 PG: 2678
Recorded: 7/27/2020 at 10:20:12.0 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

Commitment Number: 26889753

This instrument prepared by:

Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 3805 Edwards Road, Suite 550, Cincinnati, OHIO 45209 (513) 247-9605 Fax: (866) 611-0170.

Address Tax Statement To:

Steven M. Willem
310 NE CEDAR AVE., EARLHAM, IA 50072

After Recording Return To:

ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108
26889753

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
850002500090000

QUITCLAIM DEED

Exempt: Section 428A.2(16) Deeds for the transfer of property or the transfer of an interest in property when the deed is executed between former spouses pursuant to a decree of dissolution of marriage

Steven M. Willem, unmarried, whose mailing address is **310 NE CEDAR AVE., EARLHAM, IA 50072**, and **Amy L. Willem**, unmarried, whose mailing address is **135 NE Cherry Ave, Earlham, IA 50072**, a formerly married couple who are now divorced pursuant to the Decree of Dissolution of Marriage filed in Madison County, Iowa in Case No. CDDM006268 on September 17, 2015, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Steven M. Willem**, unmarried, hereinafter grantee, whose tax mailing address is **310 NE CEDAR AVE., EARLHAM, IA 50072**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot Nine (9) of Clearview Estates, Plat 1, an Official Plat, in the City of Earlham, Madison County, Iowa.

Property Address is: 310 NE CEDAR AVE., EARLHAM, IA 50072

Prior instrument reference: **4681, Official Records Book 63, Page 143**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

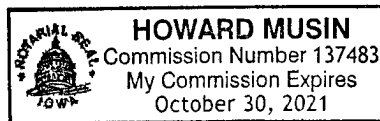
Executed by the undersigned on July 7, 2020:

Steven M. Willem
Steven M. Willem

Amy L. Willem
Amy L. Willem

STATE OF Wisconsin
COUNTY OF Madison

The foregoing instrument was acknowledged before me on July 1, 2020 by **Steven M. Willem** and **Amy L. Willem** who are personally known to me or have produced Admin license cards as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Howard Musin
Notary Public
Howard Musin