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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



QUIT CLAIM DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 106
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

Taxpayer Information: (Name and complete address)

Wade A. Sehman and Janiece Sehman, 2912 St. Charles Rd., St. Charles, IA 50240

Return Document To: (Name and complete address)

Wade A. Sehman and Janiece Sehman, 2912 St. Charles Rd., St. Charles, IA 50240

Grantors:

Wade A. Sehman
See 1.a in Addendum

Grantees:

Wade A. Sehman
Janiece Sehman

Legal description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of ---\$1.00--- Dollar(s) and other valuable consideration, Wade A. Sehman and Janiece Sehman a/k/a Janiece Ricklefs a/k/a Janice A. Sehman do hereby Quit Claim to Wade A. Sehman and Janiece Sehman, 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:
 This deed is exempt according to Iowa Code 428A.2(11). See attached legal description

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.

Dated: 11/30/2020

Wade A. Sehman
 Wade A. Sehman (Grantor)

Janiece A. Sehman
 See 2.a in Addendum (Grantor)

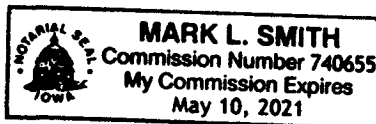
 (Grantor)

 (Grantor)

 (Grantor)

 (Grantor)

STATE OF IOWA, COUNTY OF Madison
 This record was acknowledged before me on 11/30/2020, by Wade A. Sehman and Janiece Sehman



Mark L. Smith
 Signature of Notary Public

Addendum

1. - Janiece Sehman a/k/a Janiece Ricklefs a/k/a Janice A. Sehman
2. - Janiece Sehman a/k/a Janiece Ricklefs a/k/a Janice A. Sehman

Parcel "C" located in the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 17, and in the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 18, Township 75 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter Corner of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence, along the North line of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-six (26) West, North 85°35'34" East 745.94 feet; thence South 04°19'33" East 701.70 feet; thence South 00°30'03" West 614.66 feet to the South line of said Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$); thence, along said South line, South 85°44'52" West 799.25 feet to the Southwest Corner of said Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); thence, along the East line of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-six (26) West, South 00°15'02" West 285.22 feet; thence North 87°49'18" West 116.56 feet; thence North 02°05'04" West 817.75 feet; thence North 88°42'55" East 105.57 feet; thence North 06°35'52" West 237.16 feet; thence North 20°04'26" West 103.06 feet; thence North 02°46'54" East 439.12 feet to the North line of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Eighteen (18); thence North 85°50'01" East 89.24 feet to the Point of Beginning. Said Parcel "C" contains 27.733 acres, including 0.133 acres of county road right of way. This Deed is in fulfillment of a real estate contract dated May 21, 1994 and filed for record on June 20, 1994 at the Office of Recorder Madison County in Book 133 at Page 87.

AND

All that part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of Madison County Highway G-50.