

BK: 2021 PG: 1134
Recorded: 3/19/2021 at 11:10:14.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280216789

This document prepared by:
Frank P. Dec, Esq.
8940 Main St.
Clarence, NY 14031
866-333-3081

Mail Tax Statements to:
Cheyenne Nixon and Grant Nixon
2342 Settlers Trail
Winterset, IA 50273

Tax ID No.: 510090720018000

QUITCLAIM DEED

Pursuant to I.C.A. 428A.2(21), this transfer is exempt from taxation as it is a transfer for less than \$500.00 consideration.

THIS DEED made and entered into on this 11th day of March, 2021, by and between **Cheyenne Nixon F/K/A Cheyenne Proudfoot, a married woman joined in execution by her spouse, Grant Nixon**, a mailing address of 2342 Settlers Trail, Winterset, IA 50273, hereinafter referred to as Grantor(s) and **Cheyenne Nixon and Grant Nixon, a married couple, as joint tenants with right of survivorship**, a mailing address of 2342 Settlers Trail, Winterset, IA 50273, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in MADISON County, Iowa:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property commonly known as: 2342 Settlers Trail, Winterset, IA 50273

Prior instrument reference: Document Number: 20133201, Recorded: 10/22/2013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Cheyenne Nixon FKA Cheyenne Proudfoot
Cheyenne Nixon F/K/A Cheyenne Proudfoot

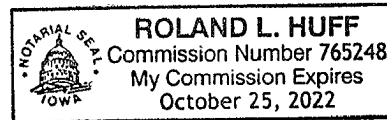
Grant Nixon
Grant Nixon

STATE OF Iowa
COUNTY OF Madison

On this 11 day of March 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Cheyenne Nixon F/K/A Cheyenne Proudfoot and Grant Nixon, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Roland L. Huff
Notary Public

My commission expires: 10-25-22



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN MADISON COUNTY, IOWA:

PARCEL "D" LOCATED IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, CONTAINING 17.752 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2002, PAGE 3713 ON JULY 30, 2002, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA, EXCEPT PARCEL "F", A PART OF SAID PARCEL "D", CONTAINING 6.00 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2004, PAGE 5525 ON NOVEMBER 23, 2004, IN THE OFFICE OF RECORDER OF MADISON COUNTY, IOWA.

Parcel ID: 510090720018000

PROPERTY COMMONLY KNOWN AS: 2342 Settlers Trail, Winterset, IA 50273