



Document 2021 1367

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Date 4/02/2021 Time 11:52:47AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**QUITCLAIM DEED  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

**Taxpayer Information:** Christopher Kneedler, 2022 195th Street, Winterset, IA 50273

**Return Document To:** Christopher Kneedler, 2022 195th Street, Winterset, IA 50273

**Grantors:** Toni Peck and John Byron Peck

**Grantees:** Christopher Kneedler

**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, Toni Peck and John Byron Peck, Wife and Husband, do hereby Convey to Christopher Kneedler 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(16).**  
See description attached.

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.

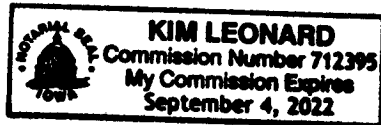
Dated: 3/29/21

Toni Peck  
Toni Peck, Grantor

John Byron Peck  
John Byron Peck, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 3/29/21 by Toni Peck and John Byron Peck.



Kim Leonard  
Signature of Notary Public

Parcel "C", located in the Northwest Quarter of the Southwest Quarter of Section 23, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter corner of Section 23, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East, 573.69 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section 23 to the Point of Beginning; thence North 90°00'00" East, 495.01 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section 23; thence South 0°00'00" West, 264.00 feet; thence South 90°00'00" West, 495.01 feet; thence North 0°00'00" East, 264.00 feet to the Point of Beginning. Said Parcel contains 3.000 acres, including 0.375 acres of County Road right-of-way