

BK: 2021 PG: 1829
Recorded: 5/5/2021 at 12:43:17.0 PM
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: 28210902
Seller's Loan Number: 13284603

This instrument prepared by:

Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 9078 Union Centre Blvd.,
Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

Address Tax Statement To:

John Joseph Ross and Lanae Lynn Ross
2526 Carriage Trail, WINTERSET, IA 50273

After Recording Return To:

ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
590122226020000

QUITCLAIM DEED

Exempt: Section 428A.2(11) Deeds between husband and wife, or parent and child, without actual consideration. A cancellation of indebtedness alone which is secured by the property being transferred and which is not greater than the fair market value of the property being transferred is not actual consideration within the meaning of this subsection.

John Joseph Ross, grantor, a married man, whose mailing address is **2526 Carriage Trail, WINTERSET, IA 50273**, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **John Joseph Ross and Lanae Lynn Ross**, husband and wife, as joint tenants, hereinafter grantees, whose tax mailing address is **2526 Carriage Trail, WINTERSET, IA 50273**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Parcel "A", located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey in Book 3, Page 454 on June 2, 1999, in the Office of the Recorder of Madison County, Iowa.

Property Address is: 2526 Carriage Trail, WINTERSET, IA 50273

Prior instrument reference: Official Records Book 2018, Page 1964

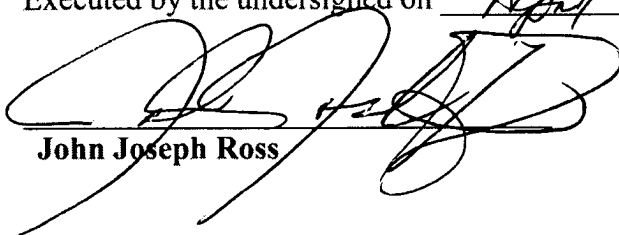
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on April 9, 2021:


John Joseph Ross

STATE OF Iowa
COUNTY OF Madison

The foregoing instrument was acknowledged before me on April 9, 2021 by **John Joseph Ross** who are personally known to me or have produced Driver License 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.


Notary Public

