



Document 2021 3307

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Date 8/09/2021 Time 10:50:00AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ This instrument prepared by and return to:
 ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 278-0623
 Mail tax statements to:
 JOSHUA AND CHRISTINE ROBERTS, 3354 – 135th Court, Cumming, Iowa 50061 File #38221-21-RFB (rfb)

QUIT CLAIM DEED

Legal: **An irregular-shaped portion of Lot 7 in the CORRECTED SUBDIVISION PLAT OF LOT 7 AND 8 IN POLO POINTE PLAT NO. 2, an Official Plat, now included in and forming a part of Madison County, Iowa, described as follows:**

Beginning at the Northeast corner of said Lot 7, thence South 38°45'23" East along the Northeasterly line of said Lot 7, 428.25 feet to the Southeast corner of said Lot 7; thence South 84°00'00" West, along the Southerly line of said Lot 7, 7.13 feet; thence North 38°45'23" West, along a line parallel with and 6.00 feet Southwesterly of and normally distant from the Northeasterly line of said Lot 7, 424.45 feet to the Northerly line of said Lot 7; thence Northeasterly along the Northerly line of said Lot 7 and along a 283.00-foot-radius curve concave Northwesterly, 6.00 feet, said curve having a chord length of 6.00 feet and a chord bearing of North 51°54'05" East, to the point of beginning, as shown in the Plat of Survey recorded July 1, 2021 as Document 2021-2716

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michele S. Perdue, a single person; and Carla J. McGinnis and Patrick McGinnis, a married couple**, do hereby Quit Claim all right, title, and interest in and to the above-described real estate to **Joshua Roberts and Christine Roberts, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

EXEMPTION – § 428A.2(21) – No consideration

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

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.

<p>STATE OF IOWA)) SS: COUNTY OF POLK)</p> <p>On this _____ day of _____, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Michele S. Perdue, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.</p> <p>_____ Notary Public in and for said State</p>	<p>Dated: _____, 2021</p> <p>_____ Michele S. Perdue</p>
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<p>STATE OF NEW MEXICO)) SS: COUNTY OF TAOS)</p> <p>On this <u>3</u> day of <u>August</u>, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Carla J. McGinnis and Patrick McGinnis, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p><u>Volaura Mondragon New Mexico</u> Notary Public in and for said State</p>	<p>Dated: <u>8-3-2021</u>, 2021</p> <p><u>Carla J. McGinnis</u> Carla J. McGinnis</p> <p><u>Patrick McGinnis</u> Patrick McGinnis</p>
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