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Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return to:

Lynn Winkelmann and Karen Winkelmann
2407 Walnut Trail
St Charles, IA 50240
641-396-2147

Quit Claim Deed

Prepared by:

Kathy Dennis

125 W. Main

St. Charles, IA 50240

515-710-0879

Please rerecord to correct the
legal description on Book 2021
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~ QUIT CLAIM DEED ~

*PREPARER MAKES NO REPRESENTATION AS TO TITLE HEREIN.
ALL APPLICATIONS ARE BASED ON INFORMATION PROVIDED OR APPROVED BY THE PARTIES.*

FOR GOOD CONSIDERATION, Grantor, **LYNN H WINKELMANN and KAREN M WINKELMANN** a married couple, the undersigned, hereby grants, conveys and quit claims all of her rights, title and interest, including all warranties of title with respect to such interest, in the real property described herein according to such as may appear of record, in that certain property located in Madison County, State of Iowa, to Grantee **LYNN H WINKELMANN AND KAREN M WINKELMANN, Trustees, UDT, THE BOOT HILL TRUST** Dated: **November 30, 2017.**

- being described as the following:

The South Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of
Section Twelve (12) in Township Seventy-five (75) North, Range Twenty-six (26)
West of the 5th P.M., Madison County, Iowa

x *Lynn H. Winkelmann*
LYNN H WINKELMANN

x *Karen M Winkelmann*
KAREN M WINKELMANN

STATE OF IOWA

COUNTY OF MADISON

On this 32 day of October, 2021, before me, the undersigned Notary Public, personally appeared **LYNN H WINKELMANN & KAREN M WINKELMANN**, who acknowledged before me to be the individuals described above as the grantors who executed the foregoing instrument and acknowledged that they executed it as their free act and deed.

NOTARY SEAL:

x *Linda K Dutton*
Notary Public

