

BK: 2021 PG: 5141
Recorded: 12/17/2021 at 10:14:40.0 AM
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

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, IA 50309,
Phone: 515-246-4555

Taxpayer Information: Oak Prairie, L.L.C., 699 Walnut Street, Suite 1600, Des Moines, IA
50309

Return Document To: David L. Wetsch, 699 Walnut Street, Suite 1600, Des Moines, IA 50309

Grantors: Shawna Thompson and Denny Thompson

Grantees: Oak Prairie, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, Shawna Thompson and Denny Thompson, wife and husband, do hereby convey to Oak Prairie, L.L.C., an Iowa limited liability company, all their rights, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

All that part of the East Fractional Half (E frc 1/2) of the Northwest Fractional Quarter (NW frc 1/4) of Section 3, Township 74 North, Range 27 West of the 5th P.M., in Madison County, Iowa, more particularly described as follows: Commencing at the Center of section of said Section 3, thence North 89°56'08" West, along the South line of the E frc 1/2 of the NW frc 1/4 of said Section 3, a distance of 50.00 feet, to the Point of Beginning; thence continuing North 89°56'08" West, a distance of 184.00 feet; thence North 06°04'23" East, a distance of 24.28 feet, to a point in an existing fence; thence North 89°51'46" East, along an existing fence and projection thereof, a distance of 181.71 feet, to the existing West Right of Way line of Peru Road; thence South 00°38'41" West, along the existing West Right of Way line of Peru Road, a distance of 24.79 feet to the Point of Beginning, and containing 4,472 square feet or 0.103 acres of land, more or less.

Exemption No. 428A.2(21).

This Quit Claim Deed is given to adjust and recognize that the fence existing on the South boundary has been the recognized and established boundary line for more than 40 years last past.

Subject to easements and restrictions of record.

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.

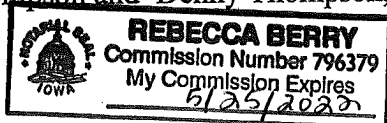
Dated: 11/20/21, 2021.

[Signature]
DENNY THOMPSON Grantor

[Signature]
SHAWNA THOMPSON, Grantor

STATE OF IOWA, COUNTY OF Madison :SS:

This record was acknowledged before me on November 20, 2021, by Shawna Thompson and Denny Thompson, husband and wife.



[Signature]
Signature of Notary Public