

**BK: 2021 PG: 5205**  
**Recorded: 12/22/2021 at 12:25:17.0 PM**  
**Pages 3**  
**County Recording Fee: \$22.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$25.00**  
**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:** Micheal J. Schirm and Kristi V. Schirm, 2554 Peru Road, Peru, IA  
50222

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

**Grantors:** Oak Prairie, L.L.C.

**Grantees:** Micheal J. Schirm and Kristi V. Schirm

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**  
BK 2021 PG 5140; BK 2021 PG 5141; BK 2021 PG 5142



## QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, **Oak Prairie, L.L.C.**, an Iowa limited liability company, does hereby convey to **Micheal J. Schirm and Kristi V. Schirm**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, all its rights, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

The Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of Section Three (3), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, Except highway in Northeast corner;

AND

All that part of the East Fractional Half (E frc  $\frac{1}{2}$ ) of the Northwest Fractional Quarter (NW frc  $\frac{1}{4}$ ) of Section 3, Township 74 North, Range 27 West of the 5<sup>th</sup> 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  $\frac{1}{2}$  of the NW frc  $\frac{1}{4}$  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.

AND

All that part of the East Fractional Half (E frc  $\frac{1}{2}$ ) of the Northwest Fractional Quarter (NW frc  $\frac{1}{4}$ ) of Section 3, Township 74 North, Range 27 West of the 5<sup>th</sup> 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  $\frac{1}{2}$  of the NW frc  $\frac{1}{4}$  of said Section 3, a distance of 234.00 feet, to the Point of Beginning; thence continuing North 89°56'08" West, a distance of 1,085.56 feet, to the Southwest corner of the E frc  $\frac{1}{2}$  of the NW frc  $\frac{1}{4}$ ; thence North 00°41'52" East, along the West line of the E frc  $\frac{1}{2}$  of the NW frc  $\frac{1}{4}$ ; a distance of 31.31 feet, to a point in an existing fence; thence South 89°08'51" East, along an existing fence, a distance of 353.69 feet; thence South 89°45'22" East, continuing along an existing fence, a distance of 734.11 feet; thence South 06°04'23" West, a distance of 24.28 feet to the Point of Beginning, and containing 28,760 square feet or 0.66 acres of land, more or less, including 1613 sq ft of right of way easement.

Subject to easements and restrictions of record.

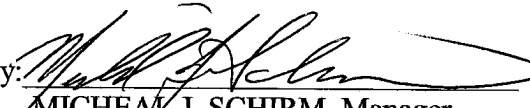
Exemption No. 428A.2(21).

The Limited Liability Company further warrants that it is Manager managed. This Deed is executed by a majority of the Managers or Members of the Limited Liability Company, the undersigned has authority to execute this conveyance on behalf of the Limited Liability Company and this sale is made in the ordinary course of business of the Limited Liability Company.

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.

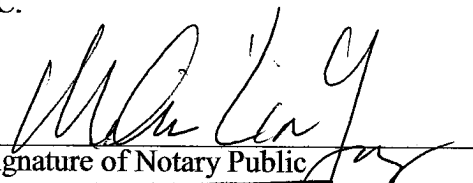
Dated: 12/22/, 2021.

**OAK PRAIRIE, L.L.C.**

By:   
MICHEAL J. SCHIRM, Manager

STATE OF IOWA )  
COUNTY OF Madison )ss:

This record was acknowledged before me on 12/22, 2021,  
by Micheal J. Schirm as Manager of Oak Prairie, L.L.C.

  
Signature of Notary Public

