

BK: 2021 PG: 721
Recorded: 2/22/2021 at 1:30:33.0 PM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Commitment Number: 432792861-OT

This instrument prepared by:

Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 9078 Union Centre Blvd.,
Suite 350, West Chester, Ohio 45069. Phone: 513.247.9605

Address Tax Statement To:

Charles Herrick and Jennifer Herrick
1467 120th St, Earlham, IA 50072

After Recording Return To:

SingleSource Property Solutions
1000 Noble Energy Drive
Suite 300, Canonsburg, PA 15317
P. 866.620.7577

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
250041186002000

QUITCLAIM DEED

Exempt: Section 428A.2(10) Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded

Charles Herrick and Jennifer Herrick FKA Jennifer Smith, a married couple, whose mailing address is **1467 120th St, Earlham, IA 50072**, hereinafter grantors, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Charles Herrick and Jennifer Herrick**, a married couple, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **1467 120th St, Earlham, IA 50072**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

South Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Property Address is: 1467 120th St, Earlham, IA 50072

Prior instrument reference: **Official Records Book 2017, Page 1730**

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.

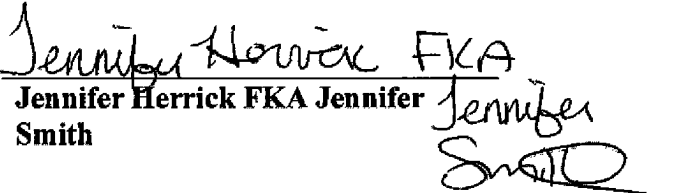
The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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

Executed by the undersigned on 2-17, 2021:


Charles Herrick


Jennifer Herrick FKA Jennifer
Smith

STATE OF Iowa.
COUNTY OF Madison

The foregoing instrument was acknowledged before me on February 17, 20 21 by **Charles Herrick** and **Jennifer Herrick**, who are personally known to me or have produced Drivers License 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.



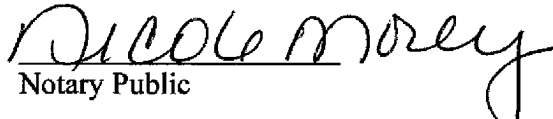

Notary Public

EXHIBIT A

South Half (54) of the Southeast Quarter (%) of the Southwest Quarter (4) of the Southeast Quarter (X) of Section Eleven (11), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 50 P.M., Madison County, Iowa.