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Rec Amt \$17.00 Aud Amt \$15.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Ralph Breakenridge and Georgena Breakenridge , PO Box 127,
Macksburg, IA 50155

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Ralph Breakenridge and Georgena Breakenridge

Grantees: Ralph Breakenridge and Georgena Breakenridge

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Ralph Breakenridge and Georgena Breakenridge, husband and wife, do hereby Quit Claim to Ralph Breakenridge and Georgena Breakenridge, as joint tenants with full rights of survivorship and not as tenants in common all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

1. The South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Four (4), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a Ten (10) acre tract in the Southwest corner thereof and more particularly described as follows, to-wit: Commencing at the West Quarter corner of said Section Four (4), thence North $90^{\circ}00'$ East 1205.8 feet, thence North $00^{\circ}00'$ East 331.5 feet, thence North $87^{\circ}08'$ West 1198.9 feet to the West line of said Section Four (4), thence South $1^{\circ}14'$ West 391.4 feet to the point of beginning.

AND

2. The East 20 feet of Lot Eleven (11) in Block Four (4) of Barker's Second Addition to Macksburg, Madison County, Iowa.

AND

3. Lot Thirty-nine (39), **EXCEPT** the East 24 feet thereof; **AND** Lots Forty (40), Forty-one (41), Forty-two (42), Forty-three (43), and Forty-four (44) of the Original Town of Macksburg, Madison County, Iowa.

AND

4. The West 24 feet of Lot Eleven (11) in Block Four (4) of Barker's Second Addition to the Town of Macksburg, Madison County, Iowa.

AND

5. Lot Forty-six (46) in the Original Plat of the Town of Macksburg, Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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.

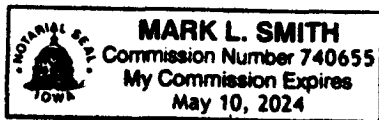
Dated: 6/23/2022.

Ralph Breakenridge
Ralph Breakenridge, Grantor

Georgena Breakenridge
Georgena Breakenridge, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6/23/2022 by
Ralph Breakenridge and Georgena Breakenridge.



Mark L. Smith
Signature of Notary Public