

BK: 2022 PG: 3782
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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

Prepared by: Jeffrey N. Bump, Bump & Bump, LLP, Box 127 Panora, Iowa 50216 (641) 755-2131
Return to & Taxpayer: Shawn R. McKibbin, 2737 Peru Road, Peru, IA 50222

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, Christina M. Sell and James Sell, wife and husband, do hereby Quit Claim to Shawn R. McKibbin, all our right, title, interest, estate, claim and demand in the following described real estate in Madison, Iowa:

The North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) except beginning at a point 84.4 feet East and 44.3 feet South of the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, running thence South 39°02' West 47.63 feet, thence South 378 feet, thence East 183 feet, thence North 124 feet, thence East 144 feet, thence North 267 feet, thence West to the point of beginning, containing 2 $\frac{1}{2}$ acres more or less and also except 1.8 acres public highway, all in Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,
AND

A tract of land described as follows: Beginning at a point 84.4 feet East and 44.3 feet South of the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, running thence South 39°02' West 47.63 feet, thence South 378 feet, thence East 183 feet, thence North 124 feet, thence East 144 feet, thence North 267 feet, thence West to the point of beginning, Madison County, Iowa, subject to and together with any and all easements, restrictions or covenants apparent or of record.

This deed is exempt according to Iowa Code 428A.2(11).

The undersigned hereby relinquish 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: December 14, 2022

Christina M. Sell
Christina M. Sell

James Sell
James Sell

STATE OF ARIZONA, COUNTY OF NAHUJO

This record was acknowledged before me on Dec. 16, 2022, by
Christina M. Sell and James Sell, wife and husband.

Nancy J. Kale
Notary Public

