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Rec Amt \$12.00 Aud Amt \$10.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



QUIT CLAIM DEED

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: John Patrick LaFratte and Shirley Marlene LaFratte, 2907 State Hwy. 92, Winterset, IA 50273
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067; Phone: (515) 462-4912

For the consideration of -----Estate Planning-----, John Patrick LaFratte and Shirley Marlene LaFratte, Husband and Wife, do hereby Quit Claim to John Patrick LaFratte and Shirley Marlene LaFratte, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4), and the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty (20) excepting therefrom a tract described as follows:- Commencing at a point 31 rods and 14 feet South of the Northwest corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty (20), and running thence South 17 rods and 10 feet, thence West 4 rods to the place of beginning, used for cemetery EXCEPT A parcel of land in the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the East line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty (20) North 00°00', 46.0 feet; thence South 34°24' West, 57.8 feet; thence South 01°19' West, 610.6 feet to the centerline of a County Road; thence along said centerline, North 77°45' East, 47.8 feet; thence along the East line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty (20), North 00°00', 602.00 feet the point of beginning. Said parcel of land contains 0.569 Acres including 0.036 Acres of County Road Right of Way; AND The Northwest Quarter (1/4) of the Northeast


Quarter (¼) and the North Half (½) of the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-nine (29); all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and except therefrom a tract described as: Parcel "Z" a tract of land in part of the Southeast ¼ of the Southwest ¼ (SE¼ SW¼) and part of the Southwest ¼ of the Southeast ¼ (SW¼ SE¼) of Section 20, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2009, Page 1485 of the Recorder's Office of Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a Groundwater Hazard Statement.

This transfer is without actual consideration between Husband and Wife for Estate Planning Purposes and is exempt from transfer tax under Iowa Code Section 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 29, 2022.



John Patrick LaFratte, Grantor


Shirley Marlene LaFratte, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 29, 2022, by John Patrick LaFratte and Shirley Marlene LaFratte.




Signature of Notary Public