



**BK: 2022 PG: 577**  
**Recorded: 2/25/2022 at 10:36:17.0 AM**  
**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**

**AFTER RECORDING RETURN TO:**  
 Radian Settlement Services, Inc.  
 1000 GSK Dr., Suite 210  
 Coraopolis, PA 15108  
 File No. 1280401673

This document prepared by:  
 Frank P. Dec, Esq.  
 8940 Main St.  
 Clarence, NY 14031  
 866-333-3081

Mail Tax Statements to:  
**Ronald Paul Dyer and Heather Dyer**  
 2884 State Highway 92  
 Winterset, IA 50273

Tax ID No.: 450083080034000

**QUITCLAIM DEED**

Pursuant to I.C.A. 428A.2(21), this transfer is exempt from taxation as it is a transfer for less than \$500.00 consideration.

THIS DEED made and entered into on this 18<sup>th</sup> day of Feb, 2022, by and between **Ronald Paul Dyer, a married man, joined in execution by his spouse, Heather Dyer**, a mailing address of 2884 State Highway 92, Winterset, IA 50273, hereinafter referred to as Grantor(s) and **Ronald Paul Dyer and Heather Dyer, husband and wife**, a mailing address of 2884 State Highway 92, Winterset, IA 50273, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Madison County, Iowa:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property commonly known as: 2884 State Highway 92, Winterset, IA 50273

Prior instrument reference: Book: 2018, Page: 3621, Recorded: 11/09/2018

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

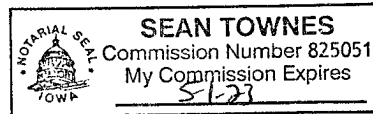
Ronald Paul Dyer  
Ronald Paul Dyer

Heather Dyer  
Heather Dyer

STATE OF Iowa  
COUNTY OF Madison

On this 18<sup>th</sup> day of Feb, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald Paul Dyer and Heather Dyer, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Sean Townes  
Notary Public



My commission expires: 5-1-23

No title exam performed by the preparer. Legal description and party's names provided by the party.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

The Land is described as follows:

A parcel of land in the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in the Plat of Survey filed in Farm Plat Book 2, Page 230 on February 22, 1991, in the Office of the Recorder of Madison County, Iowa.

Property commonly known as: 2884 State Highway 92, Winterset, IA 50273

TAX ID: 450083080034000