

BK: 2022 PG: 651
Recorded: 3/4/2022 at 9:05:20.0 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

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, IA 50309,
Phone: 515-246-4555

Taxpayer Information: Joshua Modde, 2925 Peru Road, Truro, IA 50257

Return Document To: Joshua Modde, 2925 Peru Road, Truro, IA 50257

Grantors: Dennis J. Modde
Joshua Modde

Grantees: Joshua Modde

Legal Description: See Page 2



QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, **Dennis J. Modde** and **Joshua Modde**, both single individuals, do hereby convey to **Joshua Modde**, all my rights, title, interest, estate, claim and demand in the following described real estate in **Madison** County, Iowa:

That part of Parcel C, recorded Book 2014 Page 2738, of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter and all of Parcel E, recorded Book 2015 Page 1060 of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter all being in Section 8, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows:


Commencing at the South Quarter corner of said Section 8; thence South 86 degrees 36 minutes 48 seconds West, 312.49 feet along the South line of said Southeast Quarter of the Southwest Quarter to the Point of Beginning; thence South 86 degrees 36 minutes 48 seconds West, 270.44 feet along said South line; thence North 00 degrees 06 minutes 13 seconds East, 1325.10 feet to the North line of said Southeast Quarter of the Southwest Quarter; thence North 86 degrees 01 minutes 07 seconds East, 576.63 feet to the Northeast corner of said Southeast Quarter of the Southwest Quarter said point also being a corner of said Parcel C; thence South 01 degrees 28 minutes 33 seconds East, 505.41 feet along a East line of said Parcel C; thence South 43 degrees 45 minutes 29 seconds West, 462.35 feet; thence South 00 degrees 06 minutes 12 seconds West, 509.98 feet to the Point of Beginning, having an area of 12.99 Acres including 0.38 Acres of Road Easement;

As also described in a Plat of Survey dated February 22, 2022, filed February 22, 2022, in Book 2022, Page 534 of the Madison County Recorder's Office.

Exemption No. 428A.2(21).

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: March-1, 2022.

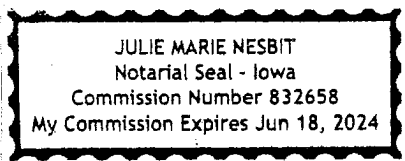

DENNIS J. MODDE, Grantor

Dated: March - 1, 2022.

Joshua Modde
JOSHUA MODDE, Grantor

STATE OF IOWA, COUNTY OF Polk:

This record was acknowledged before me on March 1st, 2022,
by Dennis J. Modde, a single individual.



Julie Marie Nesbit
Signature of Notary Public

STATE OF IOWA, COUNTY OF Polk:

This record was acknowledged before me on March 1st, 2022,
by Joshua Modde, a single individual.

Julie Marie Nesbit
Signature of Notary Public

