



Document 2023 1409

Book 2023 Page 1409 Type 03 002 Pages 2

Date 6/19/2023 Time 11:53:49AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**Preparer:** Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (FID139642)

**Return To:** Robert P. Root, 1926 Windwood Lane, Prole, IA 50229

**Taxpayer Information:** Robert P. Root, 1926 Windwood Lane, Prole, IA 50229

$\frac{1}{2}$

### QUIT CLAIM DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Robert P. Root, a single person**, does hereby Quit Claim to **Christine Brooks, a single person, and Robert P. Root, a single person**, as joint tenants with full rights of survivorship and not as tenants in common, all my right, title, interest, estate, claim and demand in the following described real estate:

**A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the West Quarter Corner of said Section Twenty-four (24), and running thence North 82°03' East 345.31 feet to the point of beginning, thence North 82°03' East 950.36 feet along the Quarter section line, thence North 00°17' West 723.64 feet, thence North 81°15' West 200.00 feet, thence North 77°44' West 176 feet, thence North 84°40' West 400.00 feet, thence North 85°48' West 513.10 feet, thence South 186 feet, thence South 81°25' East 527.80 feet, thence South 26°01' East 119.40 feet, thence South 35°12' West 278.50 feet, thence South 10°13' West 404.41 feet to the point of beginning; said tract includes Parcel "A", containing 5.00 acres, as shown in Plat of Survey filed in Book 2, Page 725 on October 16, 1996 in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "K" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24), containing 3.00 acres, as shown in Amended Plat of Survey filed in Book 2018, Page 2590 on August 10, 2018 in the Office of the Recorder of Madison County, Iowa.**

**\*\*This conveyance is exempt per Iowa Code 428A.2 (21)\*\***

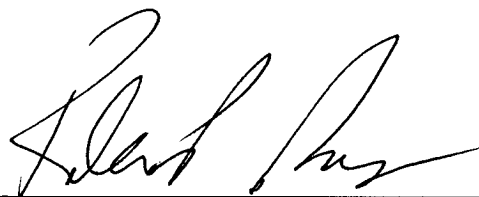


Subject to all covenants, restrictions and easements of record.

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: 6/16/23



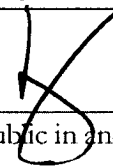
Robert P. Root

STATE OF IOWA )

COUNTY OF Polk )

)ss:  
)

This record was acknowledged before me on June 16 2023, by Robert P. Root, a single person.

  
\_\_\_\_\_  
Notary Public in and for said State

