



Document 2023 1981

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Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$7.20
Rev Stamp# 280 DOV# 280

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Quitclaim Deed

RECORDING REQUESTED BY Landon Charles Baker and Ashley Marie Baker
AND WHEN RECORDED MAIL TO:

Landon Charles Baker and Ashley Marie Baker, Grantee(s)
3001 Rustic Ave
Peru IA 50222

Consideration: \$ 5000.00

Property Transfer Tax: \$ TBD

Assessor's Parcel No.: TBD

PREPARED BY: Wade Andrew Robinson certifies herein that he or she has prepared
this Deed. 3019 Rustic Ave, Peru IA 50222 402.490-5144

Wade Andrew Robinson
Signature of Preparer

August 8, 2023
Date of Preparation

Wade Andrew Robinson
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on August 8, 2023 in the County of
Madison, State of Iowa

by Grantor(s), Wade Andrew Robinson and Vicki Sue Robinson
whose post office address is 3019 Rustic Ave Peru IA 50222,
to Grantee(s), Landon Charles Baker and Ashley Marie Baker,
whose post office address is 3001 Rustic Ave Peru IA 50222,

WITNESSETH, that the said Grantor(s), Wade Andrew Robinson ^{Vicki Sue Robinson}
for good consideration and for the sum of five thousand dollars & ⁰⁰/₁₀₀
(\$ 5,000 ⁰⁰/₁₀₀) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Madison, State of Iowa and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Wade Andrew Robinson
Signature of Grantor

Wade Andrew Robinson
Print Name of Grantor

[Signature]
Signature of First Witness to Grantor(s)

Harold Charles Baker
Print Name of First Witness to Grantor(s)

Vicki Sue Robinson
Signature of Second Grantor (if applicable)

Vicki Sue Robinson
Print Name of Second Grantor (if applicable)

[Signature]
Signature of Second Witness to Grantor(s)

Ashley Marie Baker
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

[Signature]
Signature of Grantee

Harold Charles Baker
Print Name of Grantee

Wade Andrew Robinson
Signature of First Witness to Grantee(s)

Wade Andrew Robinson
Print Name of First Witness to Grantee(s)

[Signature]
Signature of Second Grantee (if applicable)

Ashley Marie Baker
Print Name of Second Grantee (if applicable)

Vicki Sue Robinson
Signature of Second Witness to Grantee(s)

Vicki Sue Robinson
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Iowa

County of Polk

On August 8, 2023, before me, Denise R. Gehlhaar, a notary public in and for said state, personally appeared, Wade Robinson, Vicki Robinson, Landon Baker and Ashley Baker,

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

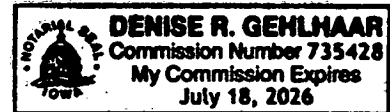
WITNESS my hand and official seal.

Denise R. Gehlhaar

Signature of Notary

Affiant Known _____ Produced ID X

Type of ID Iowa Driver's Licenses (Seal)



BK: 2023 PG: 1097
Recorded: 5/18/2023 at 2:32:25.0 PM
Pages 1
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

LOT TIE AGREEMENT:
Parcel D shall be permanently tied to Parcel B and not sold separately therefrom.

<p>PLAT OF SURVEY</p> <p style="text-align: center;"><u>INDEX LEGEND</u></p> <p>LOCATION: NW ¼ OF NW ¼ OF SECTION 13 T 74N, R 27W, MADISON COUNTY, IOWA</p> <p>OWNER: WADE & VICKI ROBINSON 3019 RUSTIC AVE., PERU IA 50222</p> <p>SURVEY FOR: (OWNER)</p> <p>PREPARED BY: CHAD A. DANIELS DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210</p> <p>RETURN TO: 515-577-2583</p>	<p style="text-align: center;"><u>SURVEY LEGEND</u></p> <p>() - Recorded Distance/Bearing</p> <p>--- Road Easement</p> <p>--- Section line</p> <p>--- Fence line</p> <p><u>Monuments</u></p> <p>▲ - Found section corner</p> <p>● - Set 1/2" red plastic capped rebar, #17532</p> <p>■ - Found 1/2" red cr #17532</p> <p style="text-align: center;">0 100 200 FEET</p> <p style="text-align: center;">BASIS OF BEARINGS IS IA RCS ZONE 8</p>
<p>DESCRIPTION - PARCEL D: That part of the Northwest Quarter of the Northwest Quarter of Section 13, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows; Beginning at the Southeast corner of Parcel B, recorded in Book 2018 Page 2987; thence North 00 degrees 26 minutes 19 seconds East, 290.01 feet to a corner of said Parcel B; thence South 89 degrees 48 minutes 32 seconds East, 150.00 feet along a line of said Parcel B; thence South 00 degrees 26 minutes 19 seconds West, 290.01 feet; thence North 89 degrees 48 minutes 32 seconds West, 150.00 feet to the Point of Beginning, having an area of 1.00 Acres.</p>	
	<p>I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.</p> <p>Signed <u>Chad A. Daniels</u> Date <u>18 MAY 23</u></p> <p>Iowa License No. 17532 My license renewal date is 12-31-2024 Page No.'s covered by this seal: 1</p>
<p>PROJ. NO. 2064 DATE OF SURVEY: 18 MAY 2023 PAGE 1 of 1</p>	