

BK: 2023 PG: 2116
Recorded: 9/1/2023 at 1:27:46.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: Craig A. Davis, 211 West Washington Street, P.O. Box 867,
Washington, IA 52353, Phone: 319-653-5431

Taxpayer Information: Beverly A. Lyons, 3002 Hickory Ridge Road, St. Charles, IA 50240

Return Document To: Beverly A. Lyons, 3002 Hickory Ridge Road, St. Charles, IA 50240

Grantors: Richard Corliss Lyons, a/k/a Richard Lyons, by Beverly A. Lyons as attorney in fact
and Beverly A. Lyons

Grantees: Beverly A. Lyons

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Richard Corliss Lyons, a/k/a Richard Lyons, by Beverly A. Lyons, attorney in fact, and Beverly A. Lyons, a married couple, do hereby Quit Claim to Beverly A. Lyons, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

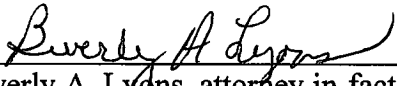
A parcel of land described as beginning at the West Corner of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 85°38'02" East 209.01 feet along the North line of the Southwest Quarter (SW¼) of said Section Sixteen (16); thence South 1°33'02" West 195.97 feet; thence South 47°18'41" East 361.06 feet; thence South 37°33'47" East 338.01 feet; thence South 62°59'58" East 195.61 feet; thence South 13°37'35" East 499.03 feet; thence South 42°36'38" East 514.64 feet; thence South 2°46'57" East 54.92 feet; thence South 54°31'27" West 483.81 feet; thence North 29°16'28" West 731.80 feet; thence North 83°15'17" West 402.34 feet; thence North 0°08'02" East 269.43 feet; thence North 77°56'53" West 170.50 feet to the West line of the Southwest Quarter (SW¼) of said Section Sixteen (16); thence N0°00'00" 990.25 feet to the point of beginning containing 24.3399 acres including 0.1454 acres of county road right-of-way

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 deed is exempt according to Iowa Code 428A.2(11).

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: 9-1-2023.


Beverly A. Lyons, attorney in-fact for Richard
Corliss Lyons, a/k/a Richard Lyons

Beverly A. Lyons
Beverly A. Lyons, Grantor

STATE OF IOWA, COUNTY OF WASHINGTON

This record was acknowledged before me on September 1, 2023 by
Beverly A. Lyons, attorney-in-fact for Richard Corliss Lyons, a/k/a Richard Lyons and Beverly
A. Lyons, individually.

Haley M. Kline
Signature of Notary Public

CAD:hk
LYONS BEVERLY/2023 08 03/QUIT CLAIM DEED

