

BK: 2023 PG: 2267
Recorded: 9/18/2023 at 1:05:47.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information: Brianna K. Shelman, O'Flaherty Law, P.C., PO Box 10399, Silvis, IL 61282, Phone: 630-687-6917

Taxpayer Information: Tiffany Martinez n/k/a Tiffany Elding, 524 North 8th Ave., Winterset, IA 50273, and Steven VanPelt, 2380 St. Charles Road, Winterset, IA 50273

Return Document To: Tiffany Martinez n/k/a Tiffany Elding, 524 North 8th Ave., Winterset, IA 50273

Grantors: Jesse Martinez

Grantees: Tiffany Martinez n/k/a Tiffany Elding and Steven VanPelt

Legal Description: See Page 2

Document or instrument number of previously recorded documents: 2004 2870

QUIT CLAIM DEED

For the consideration of Zero Dollar(s) and other valuable consideration, Jesse Martinez, does hereby Quit Claim to Tiffany Martinez n/k/a Tiffany Elding and Steven VanPelt, as Joint Tenants with full rights of Survivorship and not as Tenants in Common, all rights, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

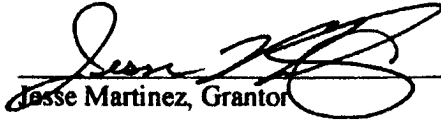
All that part of the North (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eight (8) which lies West of the West line of the public highway which commences 1081 feet East of the center of said Section (8), and runs thence South, 15 degrees 20' East, 790.5 feet, thence Southeasterly along a 3843 - foot radius curve with central angle of 8 degrees 55' a distance of 599.6 feet, thence South, 24 degrees 15' East, 545.6 feet, thence Southeasterly along a 66.9.6 foot radius curve with central angle of 13 degree 33', a distance of 158.3 feet to a point on the South line of said 20-acre tract which is 848.4 feet West of the East line of said Section (8), and the South Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eight (8) except commencing at the Southeast corner thereof, and running thence West 264.1 feet thence North, 3 degrees 37' West, 350.5 feet, thence North, 77 degrees 36' West, 142.3 feet thence North, 67 degrees 22' West, 196.7 feet, thence North, 57 degrees 24' West, 114.8 feet, thence North, 44 degrees 52' West, 171.4 feet, thence East 848.4 feet to Section line, thence South 660 feet to the point of beginning and containing 6.8 acres, more or less; all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

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(10).

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: 9-13-23


Jesse Martinez, Grantor

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on 9/13/2023 by

Jesse Martinez.


Signature of Notary Public

