



Document 2023 2611

Book 2023 Page 2611 Type 03 002 Pages 3

Date 10/24/2023 Time 10:54:38AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Justin C. Doyle and Ann T. Doyle, 4026 Amick Avenue, Des Moines,
IA 50310

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Duncan Lorraine, LLC

Grantees: Justin C. Doyle and Ann T. Doyle

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

DocuSign Envelope ID: 587C42BD-8F22-45D9-90AE-D2F73FE391AA





QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Duncan Lorraine, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Quit Claim to Justin C. Doyle and Ann T. Doyle, as joint tenants with full rights of survivorship and not as tenants in common, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Lot Twelve (12) in Quail Ridge Subdivision, located in the South (1/2) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), Township Seventy-six (76) 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(21).

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.

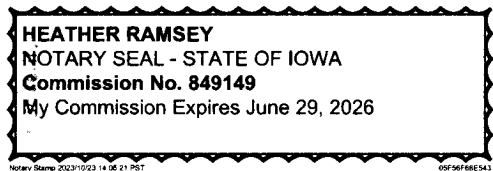
Dated: 10/23/2023

Duncan Lorraine, LLC, an Iowa limited liability company

By Justin Doyle
Justin Doyle, Member-Manager

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 23rd day of October, 2023, by Justin Doyle, as Member-Manager, of Duncan Lorraine, LLC a limited liability company.



Signature Heather Ramsey

Notarial act performed by audio-visual communication





QCD_Doyle.pdf

DocVerify ID: 587C42BD-8F22-45D9-90AE-D2F73FE391AA
Created: October 23, 2023 10:22:40 -6:00
Pages: 2
Remote Notary: Yes / State: IA

DocVerify ID: 587C42BD-8F22-45D9-90AE-D2F73FE391AA
Created: October 23, 2023 10:22:40 -6:00
Pages: 2
Remote Notary: Yes / State: IA

DocVerify ID: 587C42BD-8F22-45D9-90AE-D2F73FE391AA
Created: October 23, 2023 10:22:40 -6:00
Pages: 2
Remote Notary: Yes / State: IA

E-Signature Summary

E-Signature 1: Justin Doyle (JCD)

October 23, 2023 16:05:21 -6:00 [D2113202E204] [75.219.80.86]
justin@blackbirdinvest.com (Principal) (ID Verified)

E-Signature 2: Ann Doyle (ATD)

October 23, 2023 16:05:21 -6:00 [D0F71F6FF438] [75.219.80.86]
annie@doyleschool.com (Principal) (ID Verified)

E-Signature Notary: Heather Ramsey (HR)

October 23, 2023 16:05:21 -6:00 [05F56F68E543] [217.180.228.179]
eznotaryiowa@gmail.com

I, Heather Ramsey, did witness the participants named above electronically sign this document.

