

BK: 2023 PG: 2802
Recorded: 11/14/2023 at 12:51:03.0 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

JW
✓

Return To: Matthew Bollman, 1415 28th Street, Ste. 160, West Des Moines, IA 50266
Preparer: Matthew Bollman, 1415 28th Street, Ste. 160, West Des Moines, IA 50266, (515) 727-0986
Taxpayer: DeAnn S. Christensen, 1587 McBride Road, Van Meter, IA 50261

QUIT CLAIM DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Thomas E. Christensen and DeAnn S. Christensen, husband and wife do hereby Quit Claim to DeAnn S. Christensen, a married person, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See addendum for legal description.

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: November 13, 2023.

DeAnn S. Christensen - POA

Thomas E. Christensen (Grantor)
By DeAnn S. Christensen A/K/A DeAnne S. Christensen, his Agent

DeAnn S. Christensen

DeAnn S. Christensen (Grantor)

By signing below, I acknowledge that I am giving up all rights to enjoyment of the property described above, regardless of whether or not I survive my spouse and regardless of any rights Iowa law otherwise gives to me with respect to such property. I am specifically waiving my elective share in the property described in this waiver.

DeAnn S. Christensen POA

Thomas E. Christensen (Grantor)
By DeAnn S. Christensen A/K/A DeAnne S. Christensen, his Agent

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on Nov 13, 2023, by Thomas E. Christensen, husband, by DeAnn S. Christensen A/K/A DeAnne S. Christensen, his Agent.



Chk
Signature of Notary Public

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on Nov 13, 2023, by DeAnn S. Christensen, wife.



Chk
Signature of Notary Public

Addendum

That part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) and the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the northwest corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty-four (34); thence on an assumed bearing of South 89°39'41" East along the north line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty-four (34), a distance of 1333.85 feet; thence South 00°13'50" West along the east line of said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) a distance of 1159.59 feet; thence North 60°13'38" West 278.46 feet; thence North 87°23'05" West 1093.10 feet; thence North 00°15'49" East 979.32 feet to the northwest corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty-four (34) and the point of beginning. Said tract contains 31.17 acres and is subject to Madison County Highway Easement over the northerly and southeasterly 0.99 acres thereof.

Except Parcel B located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the northwest corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 34; thence on an assumed bearing of South 89°39'41" East along the north line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 34 a distance of 559.29 feet; thence South 04°59'31" East 958.76 feet; thence North 89°33'40" West 207.93 feet; thence North 43°17'42" West 574.17 feet; thence North 32°40'12" West 80.07 feet; thence North 00°15'49" East 471.54 feet to the northwest corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 34 and the point of beginning. Said tract contains 10.88 acres and is subject to Madison County Highway Easement over the northerly 0.41 acres thereof,