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INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Space above for recording data

Prepared By: James G. Rowe, Attorney at Law, 413 Grant Street, Van Meter, Iowa 50261 // (515) 996-4045

Send Tax Stmt. To: Daniel Hennessey Arthurs - 3183 155th St, Cumming, IA 50061

Return Document To: Daniel Hennessey Arthurs - 3183 155th St, Cumming, IA 50061

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, **Heather Arthurs**, a single person, does hereby QUIT CLAIM TO **Daniel H. Arthurs**, a single person, the following described real estate in Madison County, Iowa:

All that certain parcel of land situated in the County of Madison, State of Iowa, being Parcel "A" in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 34, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the East Quarter (1/4) Corner of Section 34, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 84°02'51" West 410.61 feet along the South line of the Northeast Quarter (1/4) of said Section 34 to the Point of Beginning; thence North 00°00'00" East 246.77 feet; thence North 84°35'37" West 417.75 feet; thence South 11°05'53" West 342.78 feet to a Point on the South line of said Northeast Quarter (1/4); thence North 84°02'51" East 484.48 feet to Point of Beginning containing 3.001 acres including 0.365 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 executed between former spouses pursuant to a decree of dissolution of marriage and is therefore exempt under §428A.2(16)

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above. Words and phrases herein, including the acknowledgment, shall be construed as in the singular or plural number and as masculine, feminine or neuter gender, according to the context.

Signed this 19 day of December, 2023



Heather Arthurs

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on December 19, 2023 by Heather Arthurs, a single person.

Toni Marie Tindle
Notary Public in and for said State and County

