



Document 2023 74

Book 2023 Page 74 Type 03 002 Pages 3

Date 1/16/2023 Time 8:07:44AM

Rec Amt \$17.00 Aud Amt \$10.00

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: Cody Hutton, Member – Manager, 3222 260th Street, St, Charles, IA
50240

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

Grantors: Dickinson Hutton Schroeder LLC

Grantees: Hutton & Schroeder LLC

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, Dickinson Hutton Schroeder LLC, a limited liability company organized and existing under the laws of Iowa does hereby Quit Claim to Hutton & Schroeder LLC, a limited liability company organized and existing under the laws of Iowa, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See attached legal description

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: _____.

Dickinson Hutton Schroeder LLC, an Iowa limited liability company

By 
Cody Hutton, Member-Manager

By 
Richard Dickinson III, Member-Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 10, 2023, by Cody Hutton and Richard Dickinson III, as Member -Managers, of Dickinson Hutton Schroeder LLC a limited liability company.




Signature of Notary Public

The East Half (1/2) of the Southwest Quarter (1/4) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **AND** the Northwest Quarter (1/4) of the Northeast Quarter (1/4) and the South Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **EXCEPT** the following described tracts, to-wit:

1. The East 207 feet of the South Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16);
2. The North 81.5 feet of the West 94.5 feet of the East 301.5 feet of the South Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16);
3. A triangular tract of 1 3/4 acre located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16), more particularly described as follows, to-wit: Beginning at a point 400 feet West of the Northeast Corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16), thence South 310 feet to the center of ditch, thence following said ditch Northwest to the North line of said 40-acre tract, thence East approximately 400 feet to place of beginning;
4. That part of Parcel "A" located in the North Half (1/2) of the Northeast Quarter (1/4) of said Section Sixteen (16), containing 3.91 acres, as shown in Plat of Survey filed in Book 2, Page 239 on January 12, 1995, in the Office of the Recorder of Madison County, Iowa;
5. That part of Parcel "B" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16), containing 12.89 acres, as shown in Plat of Survey filed in Book 2, Page 246 on February 7, 1995, in the Office of the Recorder of Madison County, Iowa;
6. A tract of land located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Nine (9), more particularly described as follows, to-wit: Commencing at the Southwest corner of the East Half (1/2) of the Southwest Quarter (1/4) of said Section Nine (9), and running thence East 270 feet, thence North 380 feet, thence West 270 feet, thence South 380 feet to the place of beginning,
7. Parcel "M" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16), containing 1.99 acres, as shown by Plat of Survey filed in Book 2020, Page 2 on January 2, 2020 in the Office of the Recorder Madison County, Iowa.