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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone:
5154623731

Taxpayer Information: Shane D. Bregar and Kelli S. Bregar, PO Box 204, Truro, IA 50257

Return Document To: Shane D. Bregar and Kelli S. Bregar, PO Box 204, Truro, IA 50257

Grantors: C. Duane Woods and Veronica J. Woods

Grantees: Shane D. Bregar and Kelli S. Bregar

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, C. Duane Woods and Veronica J. Woods, husband and wife, do hereby Quit Claim to Shane D. Bregar and Kelli S. Bregar, as a married couple 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:

Parcel "Q" described as follows:

That part of the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., City of Truro, Madison County, Iowa, described as follows: Beginning at the Northeast corner of a tract of land whose Plat of Survey was recorded in Book 2, Page 425; thence South 86 degrees 00 minutes 13 seconds West, 131.70 feet to the Northwest corner of said tract; thence North 00 degrees 21 minutes 09 seconds West, 66.21 feet to the Southwest corner of a tract of land whose Plat of Survey was recorded in Book 2, Page 354; thence North 86 degrees 04 minutes 52 seconds East, 131.71 feet to the Southeast corner of last said tract; thence South 00 degrees 20 minutes 09 seconds East, 66.03 feet to the Point of Beginning, have an area of 0.20 acres.

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: 5/31/2024.

C. Duane Woods
C. Duane Woods, Grantor



Veronica J. Woods
Veronica J. Woods, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 5/31/2024 by
C. Duane Woods and Veronica J. Woods.

[Signature]
Signature of Notary Public