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Date 1/25/2024 Time 10:39:46AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



QUIT CLAIM DEED

↵ **Return To:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Amy Melissa Duff, 2499 265th Street, Peru, IA 50222
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067;
 Phone: (515) 462-4912

For the consideration of ----Division of Marital Assets----, Todd Marshall Duff, a/k/a Todd M. Duff, a Single Person, does hereby Quit Claim to Amy Melissa Duff, a/k/a Amy Duff, a Single Person, all his right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel "A" in the Southeast Quarter of the Northeast Quarter of Section 28, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Beginning at the East Quarter Corner of Section 28, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 00°02'37" West 1138.00 feet along the East line of the Southeast Quarter of the Northeast Quarter of said Section 28; thence North 89°55'16" West 135.00 feet; thence South 28°05'42" West 610.92 feet; thence South 00°02'37" East 598.67 feet to a point on the South line of said Southeast Quarter of the Northeast Quarter; thence South 89°55'15" East 423.11 feet to the Point of Beginning containing 9.270 acres including 0.321 acres of County Road right-of-way.

This instrument is pursuant to the Stipulated Decree of Dissolution of Marriage between Grantor and Grantee in the Iowa District Court for Madison County in Cause of Action No CDDM005871 entered the 12th day of February 2010.

This instrument is between former spouses pursuant to a Decree of Dissolution of Marriage and is exempt from transfer tax under Iowa Code Section 428A.2(16).

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: January 21st, 2024

Todd Marshall Duff
Todd Marshall Duff, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 21st, 2024, by Todd Marshall Duff.

Toni Marie Tindle
Signature of Notary Public

