

BK: 2024 PG: 1777
Recorded: 7/26/2024 at 8:14:12.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information:

Kelsey Bauerly Langel, 1288 Lincoln St. SW, PO Box 336, Le Mars, Iowa 51031
Phone: (712) 546-8873

Taxpayer Information:

Mr. Adam L. Janssen, 1325 Union Ct., VanMeter, IA 50261

Return Document To:

Kelsey Bauerly Langel, 1288 Lincoln St. SW, PO Box 336, Le Mars, Iowa 51031

Grantors:

Ms. Shana VanSteenWyk-Janssen

Grantees:

Adam L. Janssen

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



QUIT CLAIM DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Shahna VanSteenWyk-Janssen, a single person, does hereby Quit Claim to Adam L. Janssen all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Lot Seventeen (17) of WOODLAND VALLEY ESTATES PLAT No. 2 SUBDIVISION, located in the South Half of the Northwest Quarter (S1/2 NW1/4) Section 21, Township 77 North, Range 26, West of the 5th P.M., Madison County, Iowa; together with an undivided 1/29th interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 of the Madison County Recorder's Office.

This deed is exempt from transfer tax pursuant to the terms of Decree of Dissolution of Marriage.

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.

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: 7/25/24

Shahna VanSteenWyk-Janssen (handwritten signature)
Shahna VanSteenWyk-Janssen

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on July 25th, 2024, by Shahna VanSteenWyk-Janssen, a single person.

LARRY SLOAN
Commission Number 828680
My Commission Expires 12/31/25

Signature of Notary Public (handwritten signature)