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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

QUIT CLAIM DEED

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: John C. Spera and Carol L. Spera, 1767 Highway 92, Winterset, IA 50273-8406
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067;
Phone: (515) 462-4912

For the consideration of -----Estate Planning-----, John C. Spera and Carol L. Spera, Husband and Wife, do hereby Quit Claim to John C. Spera and Carol L. Spera, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

The North Half (1/2) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Four (4); and the North Half (1/2) of the East One-fourth (1/4) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4), and the West Seventy (70) acres of the South Half (1/2) of the Northeast Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Five (5), except a parcel of land described as commencing at the Northeast corner of Section Five (5), thence West 1279 feet, thence South 00°49.6' West 1719.60 feet along the centerline of a county road to the point of beginning, thence South 89°43.4' West 202.83 feet, thence South 2°19.6' West 944.62 feet, thence North 89°24.6' East 227.62 feet to said county road centerline; thence North 00°49.6' East 940.62 feet to point of beginning, containing 4.6547 acres, including 0.8243 acres of county road right of way, all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

AND

The West Half of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 32, in Township 76 North, Range 28, West of the 5th P.M. Madison County, Iowa, subject to easements and restrictions of record, if any, and legally established highways and the Zoning Regulations of said County.

This instrument is between husband and wife, without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(11).

The undersigned hereby relinquish 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.

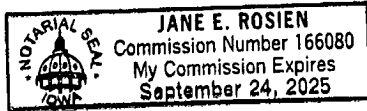
Dated: August 20, 2024.

John C. Spera
John C. Spera, Grantor

Carol L. Spera
Carol L. Spera, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 20, 2024, by John C. Spera and Carol L. Spera.



Jane E. Rosien
Signature of Notary Public