



Document 2024 2457

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Date 10/08/2024 Time 12:59:46PM
Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Bradley J. Nelson and Rachell L. Nelson, 3044 Hickory Ridge Road, St. Charles, IA 50240

Taxpayer: Bradley J. Nelson and Rachell L. Nelson, 3044 Hickory Ridge Road, St. Charles, IA 50240

Preparer: Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213, Tel: 641-342-2157



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, John P. Nelson and Linda Nelson, a married couple and Jerrilee A. Nelson, a single person, do hereby Quit Claim to Bradley J. Nelson and Rachell L. Nelson, 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:

A tract of land in the Northeast Quarter of the Southwest Quarter of Section 16, Township 75 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:
Beginning at the Center of Section 16, T75N, R26W of the 5th P.M., Madison County, Iowa; thence South 00°00'00" 726.00 feet along the East line of the SW¼ of Said Section 16; thence North 55°55'38" West 288.76 feet; thence North 00°00'00" 544.50 feet to the North line of the SW¼ of said Section 16; thence North 85°17'10" East 240.00 feet to the point of beginning. Said tract of land contains 3.488 Acres including 0.182 Acres of County Road right of way.

This deed is exempt according to Iowa Code 428A.2(11).

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: 10-2-24.

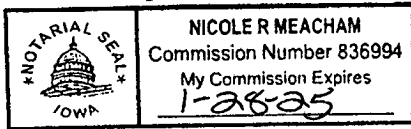
[Signature]
John P. Nelson, Grantor

[Signature]
Linda Nelson, Grantor

[Signature]
Jerrilee A. Nelson, Grantor

STATE OF Iowa, COUNTY OF Ikeokuk

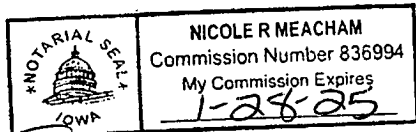
This record was acknowledged before me on 10-2-24 by John P. Nelson, spouse of Linda Nelson.



[Signature]
Signature of Notary Public

STATE OF Iowa, COUNTY OF Ikeokuk

This record was acknowledged before me on 10-2-24 by Linda Nelson, spouse of John P. Nelson.



[Signature]
Signature of Notary Public

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on Sept 27th 2024 by Jerrilee A. Nelson, a single person.

[Signature]
Signature of Notary Public

