

BK: 2024 PG: 2739
Recorded: 11/8/2024 at 10:41:57.0 AM
Pages 3
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

CORRECTED QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: Charles L. Telk III, 303 West Madison Street, STE 1000, Chicago, IL 60606, Tel: (312) 263-8600

Taxpayer Information: NE Madison, LLC, 4620 Park Drive, West Des Moines, IA 50265

Return Document To: Charles L. Telk III, 303 West Madison Street, STE 1000, Chicago, IL 60606

Grantor: Michael J. Nichols

Grantee: NE Madison, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:
Book 2024, Page 2400

This deed is being rerecorded to correct the legal description on the Addendum.



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Michael J. Nichols, a married individual, does hereby Quit Claim to NE Madison, LLC, a limited liability company organized and existing under the laws of Iowa, all right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See Addendum.

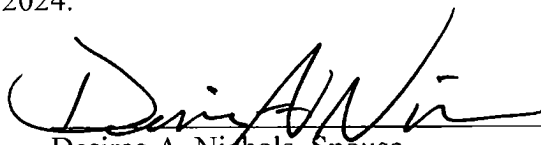
This deed is exempt according to Iowa Code 428A.2(21).

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.

In Witness Whereof said Grantor has caused his name to be signed to these present and this conveyance to be effective this 23rd day of SEPTEMBER, 2024.


Michael J. Nichols, Grantor

In Witness Whereof, Desiree A. Nichols, as Grantor's spouse, has caused her name to be signed to these present in acknowledgement of the conveyance contemplated herein, and does hereby waive any and all rights of dower, homestead and distributive share in and to the real estate on this 23rd day of SEPTEMBER, 2024.


Desiree A. Nichols, Spouse

STATE OF IOWA, COUNTY OF POIK

This record was acknowledged before me on September 23, 2024, by Michael J. Nichols and Desiree A. Nichols. *effective*


Signature of Notary Public



ADDENDUM

1. Parcel "O" located in the West Half (1/2) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14) and the East Half (1/2) of the Southeast Quarter (1/4) of Section Fifteen (15), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 89.31 acres, as shown in Corrected Plat of Survey filed in Book 2023, Page 838 on April 25, 2023, in the Office of the Recorder of Madison County, Iowa

EXCEPT Parcel "P" shown in Plat of Survey recorded April 26, 2024 in Book 2024, Page 879 and described as: That part of Parcel 'O' recorded in Book 2023 Page 838, of the Southwest Quarter of the Northwest Quarter of Section 14, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows; Beginning at the North corner of said Parcel 'O' with said point being on the West line of said Southwest Quarter of the Northwest Quarter; thence South 36 degrees 01 minutes 08 seconds East, 1068.53 feet to a corner of said Parcel 'O' with said point being on the South line of said Southwest Quarter of the Northwest Quarter; thence South 84 degrees 10 minutes 22 seconds West, 120.00 feet along said South line; thence North 32 degrees 35 minutes 08 seconds West, 944.45 feet to said West line; thence North 00 degrees 14 minutes 07 seconds West, 80.65 feet to the Point of Beginning, having an area of 1.74 Acres.

AND

2. Parcel "B" shown in Plat of Survey recorded April 26, 2024 in Book 2024, Page 878 and described as: That part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, as described as follows; Beginning at the Southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 21 minutes 28 seconds East, 1323.48 feet to the Northwest corner of said Southeast Quarter of the Southwest Quarter; thence South 06 degrees 51 minutes 45 seconds East, 473.10 feet; thence South 01 degrees 27 minutes 59 seconds East, 845.29 feet to the South line of said Southeast Quarter of the Southwest Quarter; thence South 84 degrees 13 minutes 57 seconds West, 86.86 feet to the Point of Beginning, having an area of 1.74 Acres including 0.06 Acres of Road Easement.

AND

3. The East Half (1/2) of the Southeast Quarter (1/4) of Section Three (3); AND the East Half (1/2) of the Northeast Quarter (1/4) of Section Ten (10), ALL IN Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.