

BK: 2024 PG: 3000
Recorded: 12/11/2024 at 1:40:05.0 PM
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: (name, address and phone number)
Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072, (515) 758-2267

Taxpayer Information: (name and complete address)
Roger McKibben, Jr.
Karen A. Brandt-McKibben
1608 – 170th Street
Winterset, Iowa 50273

Return Document To: (name and complete address)
Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072, (515) 758-2267

Grantors:
Roger McKibben, Sr.
Tommie B. McKibben

Grantees:
Roger McKibben, Jr.
Karen A. Brandt-McKibben

Legal Description: See Page 2



QUIT CLAIM DEED

For the consideration of \$1.00 and no/100ths Dollar(s) and other valuable consideration, **ROGER McKIBBEN, SR. also known as Roger McKibben and TOMMIE B. McKIBBEN, husband and wife**, do hereby Quit Claim and Convey to **ROGER McKIBBEN, JR. and KAREN BRANDT-McKIBBEN, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common**, all right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

The South Half of the West Fractional Half of the Northwest Quarter (S $\frac{1}{2}$ Wfr $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "H" located in the SWfr $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 7, containing 20.243 acres, as shown in Plat of Survey recorded in Book 3, Page 494, on September 28, 1999 in the Office of the Recorder of Madison County, Iowa.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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.

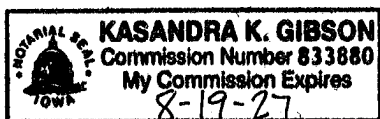
Dated December 11, 2024.

Roger McKibben, Sr.
Roger McKibben, Sr.

Tommie B. McKibben
Tommie B. McKibben

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on December 11, 2024 by Roger McKibben, Sr. and Tommie B. McKibben.



Kasandra K. Gibson
Signature of Notary Public