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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Todd Dickinson, 810 Main Street West, St. Charles, IA 50240

Return Document To: Todd Dickinson, 810 Main Street West, St. Charles, IA 50240

Grantors: Caleb J. Folkers and Hannah M. Folkers

Grantees: Todd Dickinson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Caleb J. Folkers and Hannah M. Folkers, Husband and Wife, do hereby Quit Claim to Todd Dickinson, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel BB:

An irregular shaped tract of land located in Parcel R of the Southwest $\frac{1}{4}$ (SW $\frac{1}{4}$) of the Northeast $\frac{1}{4}$ (NE $\frac{1}{4}$) of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa, more particularly described as follows:

Beginning at a 1/2" iron rod, said monument being the Northeast Corner of said Parcel R, as shown on the Plat of Survey recorded in Book 2013, Page 2619 of the Madison County Recorder; thence S00°04'21" E along the East line of said Parcel R, a distance of 115.76 feet; thence N07°22'08" W, a distance of 115.41 feet to a Northerly corner of said Parcel R; thence N84°56'06" E along the North line of said Parcel R, a distance of 14.71 feet to the Point of Beginning. Said tract containing 848 square feet, or 0.02 acres.

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.

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.

Dated: 2-21-24.

Handwritten signature of Caleb J. Folkers in cursive.


Caleb J. Folkers, Grantor

Handwritten signature of Hannah M. Folkers in cursive.

Hannah M. Folkers, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 21st 2024 by
Caleb J. Folkers and Hannah M. Folkers.



Signature of Notary Public

