



Document 2024 389

Book 2024 Page 389 Type 03 002 Pages 3

Date 2/21/2024 Time 11:13:14AM

Rec Amt \$17.00 Aud Amt \$5.00

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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: Caleb J. and Hannah M. Folkers, 914 Main Street West, St. Charles, IA
50240

Return Document To: Caleb J. and Hannah M. Folkers, 914 Main Street West, St. Charles, IA
50240

Grantors: Todd Dickinson

Grantees: Caleb J. Folkers and Hannah M. Folkers

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, Todd Dickinson, Single, do hereby Quit Claim to Caleb J. Folkers and Hannah M. Folkers, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, all of my right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel CC:

An irregular shaped tract of land located in 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:

Commencing at a 1/2" iron rod, said monument being the Northeast Corner of Parcel R of said SW $\frac{1}{4}$, NE $\frac{1}{4}$, 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 to the Point of Beginning; thence S07°22'08" E, a distance of 55.36 feet to the South line of the North 5 acres of said SW $\frac{1}{4}$, NE $\frac{1}{4}$; thence S84°39'13" W along the South line of said North 5 acres, a distance of 6.81 feet to the Southeast Corner of said Parcel R; thence N00°04'21" W along the East line of said Parcel R, a distance of 53.55 feet to the Point of Beginning. Said tract containing 181 square feet.

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: 2-21-2024.

A handwritten signature in black ink, appearing to read "Todd Dickinson", written over a horizontal line.

Todd Dickinson

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 21st 2024 by
Todd Dickinson.



Signature of Notary Public

