

BK: 2024 PG: 491
Recorded: 3/6/2024 at 2:31:02.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: Kyle A. Kruidenier, 6601 Westown Pkwy STE 200, West Des Moines, IA 50266-7733, Phone: 515-244-3500

Taxpayer Information: Neal M. Prati and Jill D. Prati, 3375 Cumming Rd., Cumming, IA 50061

Return Document To: Kyle A. Kruidenier, 6601 Westown Pkwy STE 200, West Des Moines, Iowa 50266-7733

Grantors: Neal M. Prati and Jill D. Prati, Husband and Wife

Grantees: Neal M. Prati and Jill D. Prati as Trustees of The Prati Family Revocable Living Trust Agreement dated April 14, 2022

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of Ten (10) Dollar(s) and other valuable consideration, Neal M. Prati and Jill D. Prati, Husband and Wife, do hereby Quit Claim to Neal M. Prati and Jill D. Prati as Trustees of the Prati Family Revocable Living Trust Agreement dated April 14, 2022, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

A parcel of land in the South Half (½) of the Southeast Quarter (¼) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the South Quarter Corner of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence, along the South line of the Southeast Quarter (¼) of said Section Twelve (12), North 82°54'00" East, 1,212.00 feet to the point of beginning; thence continuing North 82°54'00" East, 168.00 feet; thence North 00°13'09" West, 783.50 feet; thence South 82°54'00" West, 168.00 feet; thence South 00°13'09" East, 783.50 feet to the point of beginning. Said parcel of land contains 3.000 acres including 0.272 acres of County Road right of Way.

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: 3-6-2024, 2024.



Neal M. Prati, Grantor



Jill D. Prati, Grantor

STATE OF Iowa ~~Dallas~~, COUNTY OF Dallas

This record was acknowledged before me on March 6, 2024,
by Neal M. Prati and Jill D. Prati, Husband and Wife.



Kyle Kruidenier
Signature of Notary Public