



Document 2024 513

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Date 3/11/2024 Time 11:44:07AM

Rec Amt \$17.00 Aud Amt \$10.00

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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:** Coastline Capital, LLC, 1527 Prairieview Avenue, Van Meter, IA  
50261

**Return Document To:** Coastline Capital, LLC, 1527 Prairieview Avenue, Van Meter, IA 50261

**Grantors:** Brett Baker and Lindsay Baker

**Grantees:** Coastline Capital, LLC

**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, Brett Baker and Lindsay Baker, Husband and Wife, do hereby Quit Claim to Coastline Capital, LLC, a limited liability company organized and existing under the laws of Iowa, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See description attached.

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.

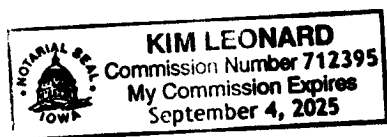
Dated: March 8, 2024

  
Brett Baker, Grantor

  
Lindsay Baker, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 8, 2024 by Brett Baker and Lindsay Baker.



  
Signature of Notary Public

**Parcel "A" located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-seven (27) West, in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) and in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Four (4), Township Seventy-Five (75) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, containing 26.974 acres, as shown in Plat of Survey filed in Book 2, Page 609 on August 30, 1995, in the Office of the Recorder of Madison County, Iowa, AND Parcel "B" located in the Northeast Fractional Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Four (4), Township Seventy-five (75), Range Twenty-seven (27), West of the 5th P.M. Madison County, Iowa, containing 7.000 acres, as shown in Plat of Survey filed in Book 2, Page 652 on March 6, 1996, in the Office of the Recorder of Madison County, Iowa.**

AND,

**Parcel "B" located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, containing 12.523 acres, as shown in Plat of Survey filed in Book 2, Page 610 on August 30, 1995, in the Office of the Recorder of Madison County, Iowa.**