

BK: 2024 PG: 75
Recorded: 1/9/2024 at 3:25:49.0 PM
Pages 4
County Recording Fee: \$42.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$45.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: David L. Wetsch, 699 Walnut Street, Suite 1600, Des Moines, IA 50309,
Phone: 515-246-4555

Taxpayer Information: Kenneth M. Flaherty and Susan M. Flaherty, 28665 Hickory Lodge
Drive, Van Meter, IA 50261

Return Document To: David L. Wetsch, 699 Walnut Street, Suite 1600, Des Moines, IA 50309

Grantors: Kenneth M. Flaherty and Susan M. Flaherty

Grantees: Kenneth M. Flaherty and Susan M. Flaherty

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, **Kenneth M. Flaherty and Susan M. Flaherty**, husband and wife, do hereby convey to **Kenneth M. Flaherty and Susan M. Flaherty**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, all my rights, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel 1:

The South Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the East Half of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-two.

AND

Parcel 2:

A part of Parcel "F" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a 1/2" iron pin at the Southwest corner of said Parcel "F"; thence N 89°49'26" E a distance of 126.43' to a 1/2" iron pin at the point of beginning; thence N 00°10'34" E a distance of 15.10' to a 1/2" iron pin; thence S 89°49'17" E a distance of 373.99' to a 1/2" iron pin; thence Southeasterly along a 208.04' curve concave Southwesterly, an arc length of 71.96' to a 1/2" iron pin; thence N 89°49'26" W a distance of 443.98' to the point of beginning, said portion of Parcel "F" containing 0.145 acres including 0.145 acres of county road right of way easement.

AND

Parcel 3:

Parcel "C", a part of Government Lot Six (6) of the Government Subdivision of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND Parcel "A" located in the North Half (1/2) of the Northwest Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, both parcels containing a combined 63.71 acres, and both parcels as shown in Plat of Survey filed in Farm Plat Book 2, Page 446 on March 7, 1994 in the Office of the Recorder of Madison County, Iowa.

AND

Parcel 4:

Parcel "A" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) and in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 51.62 acres, as shown in Corrected Plat of Survey filed in Book 2014, Page 2001 on August 12, 2014, in the Office of the Recorder of Madison County, Iowa; EXCEPT all that part of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-one (21) lying South of the North Bank of Cedar Creek and except all that part of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-one (21) lying South and West of the North and East Bank of Cedar Creek, that lies therein; AND the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-one (21), EXCEPT all that part thereof that lies within Parcels "A", "B" and "C" as shown in Corrected Plat of Survey filed in Book 2014, Page 2001 on August 12, 2014, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT all that part thereof that lies within Lot One (1) of Wyndmere Estates Plat 1, as shown in Plat of Survey recorded in Book 2006, Page 241 on January 17, 2006, in the Office of the Recorder of Madison County, Iowa.

Subject to easements and restrictions of record.
Exemption No. 428A.2(21).

This deed is being given to confirm the intent of the Grantors to own all of their undivided interests in the property described above as joint tenants with full rights of survivorship and not as tenants in common.

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.

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.

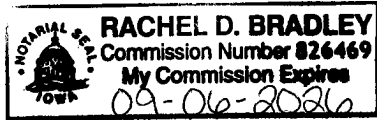
Dated: 12-21, 2023.

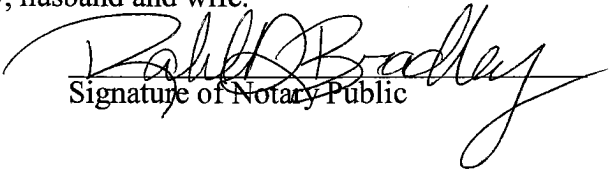

KENNETH M. FLAHERTY, Grantor


SUSAN M. FLAHERTY, Grantor

STATE OF IOWA, COUNTY OF Madison) ss

This record was acknowledged before me on December 21, 2023,
by Kenneth M. Flaherty and Susan M. Flaherty, husband and wife.




Signature of Notary Public