

BK: 2024 PG: 784  
Recorded: 4/15/2024 at 2:45:31.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (CEN11336)  
**Return To:** 2 Avenues, LLC 3320 218th Street, SAINT CHARLES, IA 50240  
**Taxpayer Information:** 2 Avenues, J.J.C 3320 218th Street, SAINT CHARLES, IA 50240

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## **CORRECTIVE QUIT CLAIM DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Nicholas Button and Jacqueline Button, a married couple**, do hereby Quit Claim to **2 Avenues, LLC**, all our right, title, interest, estate, claim and demand in the following described real estate:

**The Northeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section One (1), Township Seventy-Five (75) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa EXCEPT Parcel "F" containing 3.60 acres, as shown in Plat of Survey filed in Book 2020, Page 4375 on November 12, 2020, in the Office of the Recorder of Madison County, Iowa..**

Subject to all covenants, restrictions and easements of record.

**This transfer is given to correct the marital status of a certain Quit Claim Deed dated August 17, 2020 and filed August 17, 2020 in Book 2020 at Page 3005. The grantors recited above were married at the time of the transfer and are married to each other as of the date of execution and recording of this deed. This transfer is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(10).**

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.

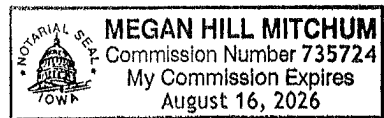
Dated: 4/10/24

[Signature]  
Nicholas Button

[Signature]  
Jacqueline Button

STATE OF Iowa, COUNTY OF Madison ) ss:

On this 10 day of April, 2024, before me the undersigned, a Notary Public in and for said State, personally appeared Nicholas Button and Jacqueline Button, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



[Signature]  
Notary Public in and for said State