



Document 2025 1071

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Date 5/05/2025 Time 9:13:08AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information:

Tara Elcock
The Law Shop Iowa
413 Grant St.
P.O. Box 252
Van Meter, IA 50261
Phone: (515) 996-4045

Taxpayer Information:

Hazel Liddia St. John
1902 N. 8th Avenue
Winterset, IA 50273

Return Document To:

Tara Elcock
The Law Shop Iowa
413 Grant St.
P.O. Box 252
Van Meter, IA 50261
Phone: (515) 996-4045

Grantors:

Sean Michael Cahill

Grantees:

Hazel Liddia St. John f/k/a Hazel Liddia Cahill

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 valuable consideration, Sean Cahill, a single person, does hereby Quit Claim to Hazel St. John, f/k/a Hazel Cahill, a single person, all of my right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel "C" 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) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M. Madison County, Iowa containing 3.000 acres, as show in Plat of Survey filed in Book 2003, Page 7151 on December 3, 2003, in the Office of the Recorder of Madison County, Iowa.

DEED EXEMPT FROM TRANSFER TAX.

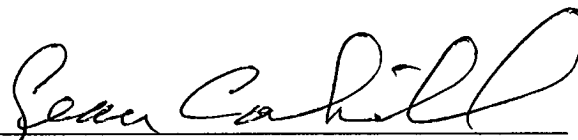
NO ACTUAL CONSIDERATION GIVEN.

BETWEEN FORMER SPOUSES MANDATED BY A DISSOLUTION OF THE MARRIAGE DECREE (IOWA CODE SECTION 428A.2(16)).

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.

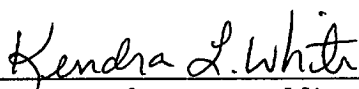
Dated: April 18, 2025.


Sean Cahill (Grantor)

STATE OF KANSAS, COUNTY OF JACKSON:

This record was acknowledged before me on this 18th day of April 2025, by Sean Cahill




Signature of Notary Public