

BK: 2025 PG: 1168
Recorded: 5/13/2025 at 1:23:17.0 PM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Coastline Capital, LLC, 1527 Prairieview Ave, Van Meter, IA 50261

Taxpayer: Coastline Capital, LLC PS 2244 Holliwell Bridge Road, Address: 1527 Prairieview Ave, Van Meter, IA 50261

Preparer: Jasper P. Verhofste, 303 Locust St, Ste 400, Des Moines, IA 50309; 515-282-6803

QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, **Coastline Capital LLC**, does hereby Quit Claim to **Coastline Capital LLC PS 2244 Holliwell Bridge Road**, all its right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel "B" located in the Southwest Quarter(¼) of the Southeast Quarter (¼) 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.

Property locally known as 2244 Holliwell Bridge Rd, Winterset, IA 50261.
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: 5/13/2025


Coastline Capital LLC, Grantor

By: Brett Baker

Its: Member-Manager

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 05-13-2025, by Brett Baker, as Member-Manager of Coastline Capital LLC, Grantor.


Signature of Notary Public

