

BK: 2025 PG: 301
Recorded: 1/31/2025 at 2:41:27.0 PM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: Adam Doll, 1009 Main Street, Adel, IA 50003-1454, 515-697-4282

Taxpayer Information: Sara Bradshaw and Jack Bradshaw 2025 Revocable Trust, 2185 Rolling Green Avenue, Winterset, IA 50273

Return Document To: Adam Doll, 1009 Main Street, Adel, Iowa 50003-1454

Grantors: Sara Bradshaw and Jack Bradshaw

Grantees: Sara Bradshaw and Jack Bradshaw 2025 Revocable Trust

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, Sara Bradshaw and Jack Bradshaw, a married couple, do hereby Quit Claim to the Sara Bradshaw and Jack Bradshaw 2025 Revocable Trust, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:


The North Three-fourths ($\frac{3}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36), and the North Twenty-one (21) Acres of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT a tract of land located in the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-six (36), as shown in Plat of Survey filed in Farm Plat Book 2, Page 421, on November 16, 1993, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a tract located in the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-six (36), consisting of 2 acres, more or less, as shown in Plat of Survey filed in Farm Plat Book 2, Page 422, on November 16, 1993, in the Office of the Recorder of Madison County, Iowa.

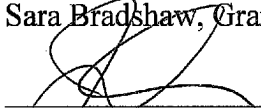
***This deed is exempt according to Iowa Code 428A.2 (21).**

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.

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.

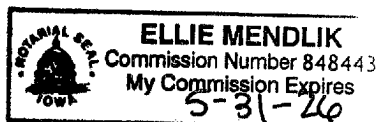
Dated: January 31st, 2025.


Sara Bradshaw, Grantor


Jack Bradshaw, Grantor

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on January 31, 2025, by Sara Bradshaw and Jack Bradshaw.




Signature of Notary Public