



Document 2025 420

Book 2025 Page 420 Type 03 002 Pages 7

Date 2/18/2025 Time 10:55:32AM

Rec Amt \$37.00 Aud Amt \$10.00

INDX
ANNO
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Bonnie J. Kuhns, 2103 Monson St., Bethany, MO 64424

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Tanya Kuhns, Yolanda Kuhns, Richard Kuhns and Robert Kuhns

Grantees: Bonnie J. Kuhns

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, Tanya Kuhns, Yolanda Kuhns, Richard Kuhns and Robert Kuhns, as all the heirs of Bob Kuhns, do hereby Quit Claim to Bonnie J. Kuhns, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

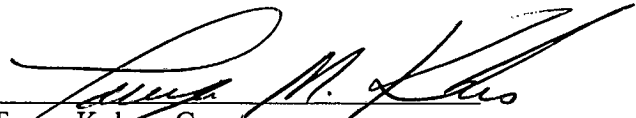
A tract of land described as follows: - Beginning at a point 66 feet West of the Southwest corner of Block Two (2) of Joel's Addition to the Town of St. Charles, Iowa, and running thence North 132 feet, thence West 107 feet, thence South 132 feet, thence East 107 feet to the point of beginning, being a part of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and a tract of land described as follows: - Beginning at a point 66 feet West of the Southwest corner of Block Two (2) of Joel's Addition to the Town of St. Charles, Madison County, Iowa, and running thence West 107 feet, thence South 33 feet, thence East 107 feet, thence North 33 feet to the point of beginning.

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.

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

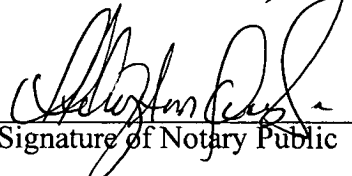
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

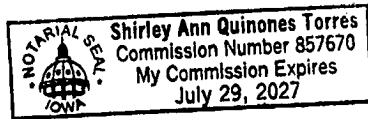
Dated: 2-10-25

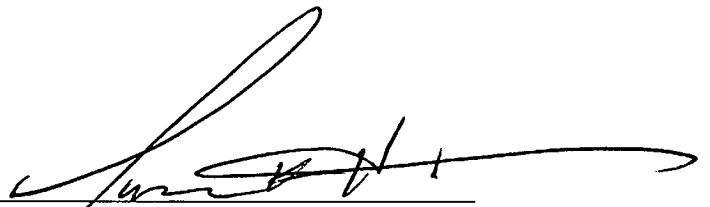

Tanya Kuhns, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on November 27th, 24 by
Tanya Kuhns.


Signature of Notary Public





Yolanda Kuhns, Grantor

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____ by
Yolanda Kuhns.

Signature of Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On 2.10.2025 before me, T. PEREZ, Notary Public

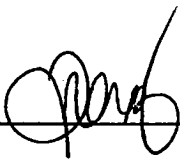
Personally appeared Yolanda Hermann aka
Yolanda Kuhns

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is) are subscribed to the within instrument and acknowledged to me that he (she) / they executed the same in his (her) / their authorized capacity(ies), and that by his (her) / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

ADDITIONAL OPTIONAL INFORMATION

Title or Type of Document:

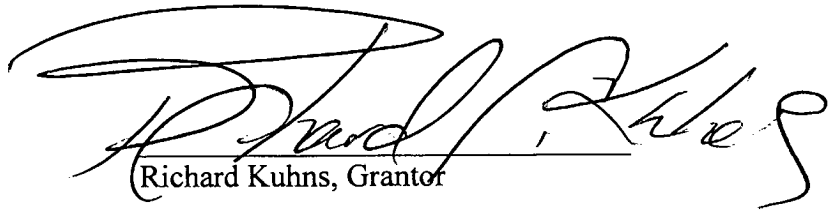
Quit claim deed

Document Date:

2.10.2025

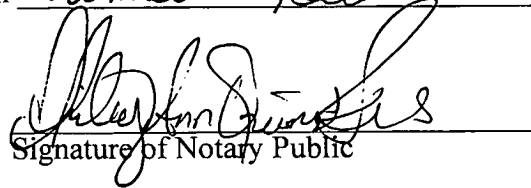
Number of Pages

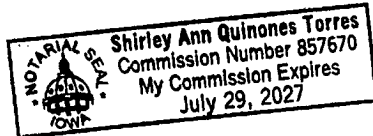
1


Richard Kuhns, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on December 27th, 2024 by
Richard Kuhns.


Signature of Notary Public



Robert Kuhns
Robert Kuhns, Grantor

STATE OF Arkansas, COUNTY OF Marion

This record was acknowledged before me on 12-23-24 by
Robert Kuhns.

Shelia Tucker
Signature of Notary Public

