



Document 2025 428

Book 2025 Page 428 Type 03 002 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

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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: Christopher Blanchard, 2521 Cumming Road, Winterset, IA 50273

Return Document To: Christopher Blanchard and Clarice Blanchard 2521 Cumming Road, Winterset, IA 50273

Grantors: Dale ~~Wolf~~ "Wulf"

Grantees: Christopher Blanchard and Clarice Blanchard

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, Dale ⁴~~Wolf~~ ^{Wulf} single, does hereby Quit Claim to Christopher Blanchard and Clarice Blanchard, as joint tenants with full rights of survivorship and not as tenants in common all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Lots 1, 2, and 6 in the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; EXCEPT the following described tracts, to-wit:

1. All that part thereof conveyed for Highway Purposes, as shown in Warranty Deed filed in Deed Record 89, Page 288 on April 1, 1959, in the Office of the Recorder of Madison County, Iowa;
2. All that part thereof conveyed for Highway Purposes, as shown in Warranty Deed filed in Deed Record 89, Page 508 on October 13, 1959, in the Office of the Recorder of Madison County, Iowa;
3. Parcel "A" located in said Lot 1, containing 12,083 square feet, more or less, as shown in Plat of Survey filed in Farm Plat Book 1, Page 183 on September 16, 1983, in the Office of the Recorder of Madison County, Iowa;
4. Parcel "B" located in said Lot 1, containing 12,510 square feet, as shown in Plat of Survey filed in Farm Plat Book 1, Page 183 on September 16, 1983, in the Office of the Recorder of Madison County, Iowa;
5. The North 100 feet of the East 10 rods & 14 ½ Links of said Lot 6;
6. Parcel "F" located in said Northeast Quarter (¼) of the Northwest Quarter (¼), containing 0.372 acres, as shown in Plat of Survey filed in Book 2, Page 372 on September 25, 1998, in the Office of the Recorder of Madison County, Iowa;
7. Parcel "H" located in said Northeast Quarter (¼) of the Northwest Quarter (¼), containing 0.479 acres, as shown in Plat of Survey filed in Book 2, Page 460 on November 22, 2000, in the Office of the Recorder of Madison County, Iowa;
8. All that part of Parcel "I" located in said Lots 2 and 6, containing 2.75 acres, more or less, as shown in 3rd Amended Plat of Survey filed in Book 2018, Page 2582 on August 9, 2018, in the Office of the Recorder of Madison County, Iowa.

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.

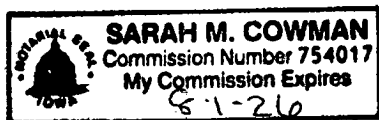
Dated: 2/18/25.

BMK POA

Dale ~~Wolf~~ by Bethany Kinahan as Power of Attorney, Grantor ~~Wolf~~

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on 2-18-25 by
Dale ~~Wolf~~ & ~~Wolf~~



Sarah M. Cowman
Signature of Notary Public