

BK: 2025 PG: 599
Recorded: 3/13/2025 at 12:28:58.0 PM
Pages 3
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: Ellie Mendlik, 1009 Main Street, Adel, IA 50003-1454, 515-697-4278

Taxpayer Information Gary Bailey, 2089 270th St, Winterset, IA 50273

Return Document To: Ellie Mendlik, 1009 Main Street, Adel, Iowa 50003-1454

Grantors: Gary Bailey

Grantees: Gary Bailey, Lisa Gregerson and Stacy Christiansen

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, Gary Bailey, a single person, does hereby Quit Claim to Gary Bailey an undivided ninety-eight percent (98%) interest and Lisa Gregerson an undivided one percent (1%) interest and Stacy Christiansen an undivided one percent (1%) interest, as joint tenants with full rights of survivorship in the following described real estate in Madison County, Iowa:

See Addendum

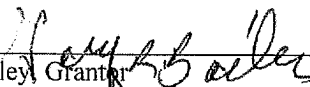
***This deed is exempt according to Iowa Code 428A.2 (11).**

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.

Grantees Lisa Gregerson and Stacy Christiansen are the children of Gary Bailey. It is Grantor's intention that in the event of the death of a named Grantee, the deceased Grantee's share shall be divided equally to the remainder Grantees. The term "Grantees" is used regardless of whether the named Grantee's interest is a reserved interest or conveyed interest.

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: 3-12-2025

Gary Bailey Grantor 

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 12th, 2025 by Gary Bailey.




Signature of Notary Public

Description of Real Estate

Parcel "A" located in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of Section 26, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence, along the South line of the Southeast Quarter (SE¼) of said Section 26, South 90°00'00" West 408.56 feet; thence North 00°32'36" West 552.97 feet; thence North 89°33'32" East 407.70 feet to the East line of said Southeast Quarter (SE¼); thence, along said East line, South 00°37'46" East 556.12 feet to the Point of Beginning. Said Parcel "A" contains 5.196 acres, including 0.309 acres of county road right-of-way.