



Document 2025 881

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Date 4/14/2025 Time 1:12:41PM

Rec Amt \$17.00 Aud Amt \$10.00

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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: Tanya Kuhns, 4008 Bowdoin St., Des Moines, IA 50313

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

Grantors: Bonnie J. Kuhns

Grantees: Tanya 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, Bonnie J. ^{sign}~~Kuhns~~ Kuhn^s, Single, does hereby Quit Claim to Tanya Kuhns, all of my 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 (1/4) of the Northeast Quarter (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: April 7 2025

Bonnie J. Kuhns
Bonnie J. Kuhns, Grantor

STATE OF Missouri, COUNTY OF Harrison

This record was acknowledged before me on April 7 2025 by
Bonnie J. Kuhns.

Jillian Hunziger
Signature of Notary Public

