BK: 2026 PG: 3368
Recorded: 11/12/2026 at 8:07:41.0 AM
Pages 1
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Revenue Tax: $0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Ashley Tollakson ISBA #AT0010075

Preparer: Ashley Tollakson, 2700 Westown Parkway, Suite #330, West Des Moines, IA 50266 (515) 421-9244

Return to / Taxpayer: Nicole R. Banegas, 3084 120th Street, Cumming, IA 50061

QUIT CLAIM DEED

For the consideration of one dollar, plus other valuable consideration, Manuel V. Banegas-Romero, a single person, does hereby Quit Claim to Nicole R. Banegas, a single person, all of his right, title, interest, estate claim and demand in the following described real estate in Madison County, Iowa:

Lot Two (2) of Lakeshore Estates, Plat One (1), located in the West Half (1/2) of the Northwest Quarter (1/4) of Section Fifteen (15), township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

NOTE: This is an exempt transaction pursuant to dissolution of marriage decree filed in Madison County Case No. CDDM006886 according to **Iowa Code § 428A.2(16).**

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 the singular or plural number, and as masculine or feminine gender, according to the context.

9/17/2026
Date

Manuel V. Banegas-Romero

STATE OF IOWA, COUNTY OF Polk

On this 17th day of Sept., 2026 before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Manuel V. Banegas-Romero, to me known to be the identical person who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Bobbie Birch
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

BOBBIE M. BIRCH
Commission Number 777344
My Commission Expires
03.06.2028