



Document 2009 2411

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Rec Amt \$19.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This Instrument was prepared by:

Bryan Keltner
1376 Quail Ridge Avenue
Van Meter, Iowa 50261
866-766-2165

WHEN RECORDED, RETURN TO:
EQUITY LOAN SERVICES, INC.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING - TEAM 2
Accommodatic

Mail Subsequent Tax Statements To:
Bryan Keltner, et al
1376 Quail Ridge Avenue
Van Meter, Iowa 50261

QUITCLAIM DEED
TITLE OF DOCUMENT

Order No: 6081059

40941198A

EXEMPT TRANSACTION: (21) - Deeds in which the consideration is five hundred dollars or less.

FOR THE CONSIDERATION of **LESS THAN FIVE HUNDRED DOLLARS AND NO/100 (<\$500.00)**, and other valuable consideration,

Bryan Keltner, a single person, GRANTOR

WHOSE mailing address is 1376 Quail Ridge Avenue, Van Meter, Iowa 50261

DO HEREBY quitclaim and convey to:

Bryan Keltner, a single person, and Charles Keltner, a single person, as joint tenants with right of survivorship and not as tenants in common, GRANTEE

WHOSE mailing address is 1376 Quail Ridge Avenue, Van Meter, Iowa 50261

ALL RIGHT TITLE AND INTEREST to the following described real estate in *Madison* County, Iowa, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 1376 Quail Ridge Avenue, Van Meter, Iowa 50261
Assessor's Parcel Number: 111022384003000

Prior Recorded Doc. Ref.: Deed: Recorded *8-24-2004* ; BK *2004*
PG *3941* , Doc. No. _____

(3)

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

This 15 day of July, 2009

Bryan Keltner
Bryan Keltner

STATE OF Iowa)

COUNTY OF MADISON) ss

This instrument was acknowledged before me on 15TH day of July, 2009, by **Bryan Keltner**.

NOTARY STAMP/SEAL

[Signature]
NOTARY PUBLIC
My Commission expires: 12/14/2011
MICHAEL S RAMIREZ



EXHIBIT "A"
LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF VAN METER, COUNTY OF MADISON, STATE OF IOWA,
DESCRIBED AS FOLLOWS:

PARCEL "B" IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 77 NORTH, RANGE
27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE
5TH P.M., MADISON COUNTY, IOWA, THENCE NORTH 00°12'14" EAST 180.26 FEET ALONG
THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID
SECTION 23; THENCE SOUTH 89°02'26" EAST 568.17 FEET; THENCE SOUTH 00°16'05"
WEST 383.44 FEET; THENCE NORTH 89°02'26" WEST 568.17 FEET TO A POINT ON THE
WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID
SECTION 23;

THENCE NORTH 00°19'26" EAST 203.19 FEET TO THE POINT OF BEGINNING CONTAINING
5.000 ACRES INCLUDING 0.355 ACRES OF COUNTY ROAD RIGHT-OF-WAY.

 KLTNER
40941198 *A*

IA

FIRST AMERICAN ELS
QUIT CLAIM DEED

