



Document 2010 1749

BK: 2010 PG: 1749 Type 03 002 Pages 2

Recorded: 7/29/2010 at 3:29:53.0 PM

Fee Amount: \$19.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓
ANNO ✓
SCAN
CHEK

QUIT CLAIM DEED

Preparer Information:

Julie A. Buenzow
Bradshaw, Fowler, Proctor, & Fairgrave, P.C.
801 Grand Avenue Suite 3700
Des Moines Iowa 50309
(515) 246-5856

Taxpayer Information:

Earlham Savings Bank
7300 Lake Drive
West Des Moines, Iowa 50266

Return Document To:

Julie A. Buenzow
Bradshaw, Fowler, Proctor, & Fairgrave, P.C.
801 Grand Avenue Suite 3700
Des Moines Iowa 50309
(515) 246-5856

Grantors:

Billy Joe Gulling

Grantees:

Earlham Savings Bank

Legal Description:

Lot Four (4) in Block Twelve (12) of the Original Town of Earlham,
Madison County, Iowa

Document or instrument number of previously recorded documents: Book 2008, at Page 3452 and
Book 2008, at Page 3453

QUIT CLAIM DEED IN LIEU OF FORECLOSURE

For the consideration of **Ten (\$10.00) Dollars** and other good and valuable consideration, **Billy Joe Gulling**, (hereinafter referred to as "Grantor"), does hereby convey to **Earlham Savings Bank**, (hereinafter referred to as the "Grantee"), the following described real estate located in Madison County, Iowa, to-wit:

Lot Four (4) in Block Twelve (12) of the Original Town of Earlham, Madison County, Iowa
I/k/a 135 SE Cherry Avenue, Earlham, Iowa

THIS TRANSACTION IS EXEMPT PURSUANT TO IOWA CODE SECTION 428A.2(18)

This Deed is given in lieu of forfeiture of those certain real estate mortgages between the Grantor and Grantee, recorded in the office of the Madison County (Iowa) Recorder on (a) November 25, 2008 in Book 2008 at Page 3452; and (b) November 25, 2008 in Book 2008 at Page 3453, as assigned in Book 2008, at Page 3454. Grantor agrees and certifies that this is an outright conveyance of all of the right, title and interest, whether legal, equitable or otherwise, of Grantor in the above-described real estate and is not an instrument given for security purposes. Grantor hereby waives any and all rights of redemption that he may have in the real estate described above, and that this Deed is exempt from taxation of real estate transfer and the filing of a Declaration of Value Statement pursuant to Iowa Code Chapter 428A.2.

Grantor does hereby agree with Grantor, and any and all successors in interest and/or assigns of Lender, that Grantor holds good and merchantable title to the real estate described above and that Grantor has the good and lawful authority to sell and convey the real estate. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate described above.

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: July 22, 2010

Billy Joe Gulling
Billy Joe Gulling

STATE OF IOWA, Dallas COUNTY, ss.

This instrument was acknowledged before me on the 22nd day of July 2010 2010 by Billy Joe Gulling.

James L. Adkins
Notary Public in and for the State of Iowa

