



Document 2013 3678

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Date 12/10/2013 Time 10:46 AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



**QUIT CLAIM DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #106  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Verle W. Norris  
300 West Marion, P.O. Box 256  
Corydon, IA 50060, Phone: (641) 872-1363

**Taxpayer Information:** (Name and complete address)

Iowa Property Receiver, LLC  
1715 South G Avenue  
Nevada, Iowa 50201

**Return Document To:** (Name and complete address)

Verle W. Norris  
300 West Marion, P.O. Box 256  
Corydon, IA 50060, Phone: (641) 872-1363

**Grantors:**

TF Twenty-Five CCSB, LLC

**Grantees:**

Iowa Property Receiver, LLC

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### QUIT CLAIM DEED

For the consideration of (\$1.00)-----ONE Dollar(s) and other valuable consideration,  
TF Twenty-Five CCSB, LLC., a limited liability company

do hereby  
Quit Claim to Iowa Property Receiver, LLC, a Limited Liability Company

all our right, title, interest, estate,  
claim and demand in the following described real estate in Madison County, Iowa:  
Lot One (1) of Barker's First Addition to the Town of Macksburg, Madison County, Iowa, subject to all  
known easements and restrictions of record.

204 S. East Street, Macksburg, Iowa 50155.

Grantor agrees and certifies that this is an outright conveyance to Iowa Property Receiver, LLC, as  
assignee of Clarke County State Bank of all right, title and interest in the herein described property and  
is not an instrument for security purposes, and is given in satisfaction of a mortgage and in consideration  
of cancellation of indebtedness. The undersigned Grantor hereby waives any and all rights of  
redemption that it may have in the above property.

This deed is exempt according to Iowa Code 428A.2(18)<sup>AS</sup>

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: Oct. 28, 2013

TF Twenty-Five CCSB, LLC

Tristan Frank  
Tristan Frank, Manager (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

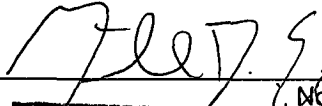
\_\_\_\_\_  
, Notary Public

CORPORATE NOTARY

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on 10-28-13, by Tristan Frank

as Manager  
of TF Twenty-Five CCSB, LLC, a limited liability company

  
\_\_\_\_\_  
Notary Public  
**MICHAEL D. ENSLEY**  
Commission Number 19924.  
My Commission Expires  
November 4, 2013

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_  
, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_  
, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_  
, Notary Public