



Document 2014 184

Book 2014 Page 184 Type 03 002 Pages 4  
Date 1/24/2014 Time 11:34 AM  
Rec Amt \$22.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

VE Return to.  
Unisource  
18001 Cowan, Ste C  
Irvine, CA 92614

**THIS INSTRUMENT PREPARED BY:**

Curphey & Badger Law  
28100 US Hwy 19 North, Suite 300  
Clearwater, FL 33761

727-437-4400  
**Return To & Mail Tax Statements To:**  
Corey Jon Wade & Debra Jeanne Wade  
1220 Upland Lane  
Van Meter, IA 50261  
Legal description on page 3  
**Property Tax ID#:** 41011620020000  
**Order #:** UNLS1006477

**QUIT CLAIM DEED**


Exemption Code: DEED TO CONFIRM MARITAL STATUS  
CONSIDERATION OF LESS THAN \$500.00


For the consideration of \$1.00, receipt of which is acknowledged, on this 18 day of October, 2013, We, COREY J. WADE and DEBRA JEANNE WADE, f/k/a DEBBIE J. HAMILTON, husband and wife, who both acquired title as single, of 1220 Upland Lane, Van Meter, IA 50261, quitclaims to COREY JON WADE and DEBRA JEANNE WADE, husband and wife, of 1220 Upland Lane, Van Meter, IA 50261, all our interest in the following tract of real estate in Pottawattamie <sup>Madison</sup> County, Iowa to wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Assessor's Parcel No: 41011620020000  
Commonly known as: 1220 Upland Lane, Van Meter, IA 50261

IN WITNESS OF THE ABOVE, I have set my hand this 18 day of October, 2013.

  
COREY JON WADE

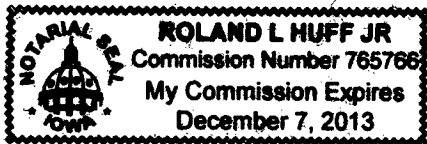
  
DEBRA JEANNE WADE, f/k/a  
DEBBIE J. HAMILTON

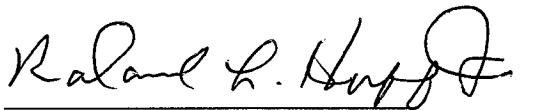
STATE OF IOWA

COUNTY OF DALLAS

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainers COREY JON WADE and DEBRA JEANNE WADE, f/k/a DEBBIE J. HAMILTON, with whom I am personally acquainted, (or whose identity was proven to me on the basis of satisfactory evidence), and who has acknowledged that Grantor executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 18 day of OCTOBER, 2013.





Notary Public

My Commission Expires: 12-7-13

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**EXHIBIT "A"**

**A PARCEL OF LAND IN THE NORTHWEST QUARTER {VA) OF THE NORTHEAST QUARTER (1/4) AND THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4); THENCE NORTH 00°00'00" EAST, 330.96 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) TO A POINT; THENCE NORTH 84°12'58" EAST, 1325.01 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4); THENCE SOUTH 00°00'00" WEST, 111.35 FEET ALONG SAID EAST LINE TO A POINT; THENCE SOUTH 68°17'15" WEST, 654.20 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST, 148.20 FEET TO A POINT; THENCE SOUTH 84°12'58" WEST, 714.01 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4); THENCE NORTH 00°00'00" EAST, 109.04 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 9.989 ACRES MORE OR LESS, INCLUDING 0.334 ACRES OF COUNTY ROAD RIGHT-OF-WAY.**

**Deed Type: Warranty Deed**

**Grantors: GRANT GRISWOLD AND DAWN GRISWOLD, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**

**Grantees: COREY J. WADE, A SINGLE PERSON AND DEBBIE J. HAMILTON, A SINGLE PERSON, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON**

**Dated: May 18, 2001**

**Recorded Date: May 21, 2001**

**Consideration: \$1.00**

**DBV: 2001/2056**

**Parcel No.: 41011620020000**