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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

✓*Return Address*

Brett R. Baker  
4785 NW 53<sup>rd</sup> Ct  
Des Moines, Iowa, 50310

*Document Title*  
Quit Claim Deed

*Grantor's Name*  
Michael L. Baker  
1215 SW Springfield Dr.  
Ankeny, Iowa, 50023

*Grantees' Names*  
Brett R. Baker  
4785 NW 53<sup>rd</sup> Ct.  
Des Moines, Iowa, 50310

**Legal Description**

Parcel "L" a part of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter all in section 33, Township 77 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Northeast Corner of the Southwest Quarter of the Northeast Quarter of Section 33, Township 77 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence North 89°53'23" West 507.36 feet along the North line of said Southwest Quarter of the Northwest Quarter to the Point of Beginning which is in the centerline of a county road; thence South 33°12'13" West 78.57 feet along said centerline; thence South 36°02'46" West 123.04 feet along said centerline; thence South 42°33'22" West 86.59 feet along said centerline; thence North 89°53'23" West 647.27 feet; thence North 00°06'38" East 84.91 feet to the centerline of North Branch; thence along the

centerline of said stream South  $72^{\circ}06'47''$  East 123.58 feet; thence North  $61^{\circ}52'46''$  East 158.23 feet along said stream centerline; thence North  $43^{\circ}00'34''$  East 146.49 feet along said stream centerline to a point on the North line of said Southwest Quarter of the Northeast Quarter; thence South  $89^{\circ}53'23''$  East 491.01 feet to the Point of Beginning containing 3.01 acres including 0.22 acres of County Road right-of-way.

Prepared by/Return to: Brett R. Baker

Address Tax Statement to: 4785 NW 53<sup>rd</sup> Ct, Des Moines Iowa, 50310

#### **QUIT CLAIM DEED**

For the consideration of \$1.00 Dollar and other valuable consideration, Michael Baker does hereby Quit Claim to Brett Baker of Des Moines, Iowa all his right, title, interest, estate, claim and demand in the following described real estate in Madison County:

#### **Legal Description**

Parcel "L" a part of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter all in section 33, Township 77 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Northeast Corner of the Southwest Quarter of the Northeast Quarter of Section 33, Township 77 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence North 89°53'23" West 507.36 feet along the North line of said Southwest Quarter of the Northwest Quarter to the Point of Beginning which is in the centerline of a county road; thence South 33°12'13" West 78.57 feet along said centerline; thence South 36°02'46" West 123.04 feet along said centerline; thence South 42°33'22" West 86.59 feet along said centerline; thence North 89°53'23" West 647.27 feet; thence North 00°06'38" East 84.91 feet to the centerline of North Branch; thence along the centerline of said stream South 72°06'47" East 123.58 feet; thence North 61°52'46" East 158.23 feet along said stream centerline; thence North 43°00'34" East 146.49 feet along said stream centerline to a point on the North line of said Southwest Quarter of the Northeast Quarter; thence South 89°53'23" East 491.01 feet to the Point of Beginning containing 3.01 acres including 0.22 acres of County Road right-of-way.

This transfer is exempt from real estate transfer tax pursuant to Iowa Code § 428A.2(11)

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.

Michael L. Baker  
Grantor Name

State of Iowa, County of Madison, SS:

This instrument was acknowledged before me on this 19<sup>th</sup> day of June, 2014 by Michael L. Baker.

James Simone  
Notary Public in and for the State of Iowa

