



Document 2014 2023

Book 2014 Page 2023 Type 03 002 Pages 2  
Date 8/15/2014 Time 9:02 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$57.60  
Rev Stamp# 286 DOV# 297

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Official Form No. 106 - August 2013

G. Stephen Walters

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: Clayton Crosby, Jr., 1682 McBride Ridge Court, Winterset, IA 50273

Preparer: G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Clayton Crosby, Jr., 1682 McBride Ridge Court, Winterset, IA 50273



### QUIT CLAIM DEED

For the consideration of \$36,069.31 Dollar(s) and other valuable consideration,  
Debra M. Bream, an unmarried person

do hereby

Quit Claim to Clayton Crosby, Jr.

all our

right, title, interest, estate, claim and demand in the following real estate in Madison County, Iowa:

See 1 in Addendum

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: 8/4/14

Debra M Bream  
Debra M Bream (Grantor)

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

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

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

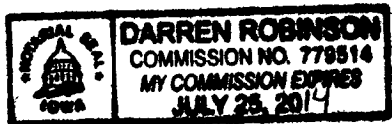
\_\_\_\_\_  
(Grantor)

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

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 4<sup>th</sup> day of August, 2014, by

Debra M. Bream



[Signature]  
Signature of Notary Public

## Addendum

1. Lot Three (3) of County Estates West located in the Southeast Quarter (¼) and the Southwest Quarter (¼) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

This Quit Claim Deed is given subject to a Mortgage from Debra M. Bream and Clayton Crosby, Jr. to Community State Bank, N.A., dated July 2, 2007, and recorded July 5, 2007, in Book 2007, Page 2697, in the Office of the Madison County, Iowa, Recorder, which Mortgage and the Mortgage Note secured by it, Clay Crosby, Jr., a/k/a Clayton Crosby, Jr. through recording this Quit Claim Deed, assumes, agrees to pay, and agrees to hold Debra M. Bream harmless from.

This Mortgage was recorded in Book 2007 on Page 2697 even though the Court's Findings of Fact, Conclusions of Law and Decree, e-filed March 26, 2014, in paragraph 1, through a scrivener's error, incorrectly described this Mortgage as recorded in Book 2007, Page 2675.

This Quit Claim Deed is a Deed arising from a partition proceeding, Madison County Case No. EQCV033732. It is therefore exempt from transfer requirements under Iowa Code Section 455B.172 (11) (a) (9) (2013). No Groundwater Hazard Statement is therefore required to be submitted to the Madison County Recorder in connection with the recording of this Quit Claim Deed.