



Document 2015 1488

Book 2015 Page 1488 Type 03 002 Pages 3

Date 5/29/2015 Time 10:10:30AM

Rec Amt \$17.00 Aud Amt \$5.00

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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)

David L Wetsch, 974 - 73rd Street, Ste 20, Des Moines, IA 50324, Phone: (515) 223-6000

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

Erin Wilcox, 610 NW Prairie Creek Drive, Grimes, IA 50111

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

David L. Wetsch, 974 - 73rd Street, Ste 20, Des Moines, IA 50324

**Grantors:**

Dennis J. Modde

**Grantees:**

Erin Wilcox

**Legal description:**3

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



### QUIT CLAIM DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,  
Dennis J. Modde, a single individual

do hereby  
Quit Claim to Erin Wilcox

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

See Exhibit "A" attached hereto and incorporated by this reference.

This deed is exempt according to Iowa Code 428A.2(21).  
Deed between father and daughter.  
Consideration less than \$500.00.  
No revenue stamps required.

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: May 20, 2015

Dennis J. Modde  
Dennis J. Modde (Grantor)

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

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

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

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

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

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 20<sup>th</sup> day of May, 2015, by  
Dennis J. Modde, a single person

Latisha M. Hribar  
Signature of Notary Public

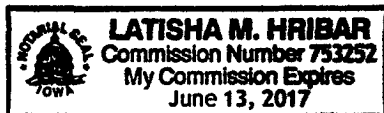


Exhibit "A"

That part of Parcel C, recorded in Book 2014, Page 2738, of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 8, Township 74 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows:

Beginning at the South Quarter corner of said Section 8; thence North 85 degrees 49 minutes 41 seconds East, 10.00 feet along the South line of said Parcel C to a corner of said Parcel C; thence North 00 degrees 00 minutes 00 seconds East, 726.00 feet to a corner of said Parcel C; thence North 01 degrees 34 minutes 45 seconds West, 98.78 feet along the East line of said Parcel C; thence South 43 degrees 39 minutes 15 seconds West, 462.35 feet; thence South 00 degrees 00 minutes 00 seconds East, 509.98 feet to the South line of said Southeast Quarter of the Southwest Quarter; thence North 86 degrees 30 minutes 35 seconds East, 312.49 feet to the point of beginning, having an area of 4.94 acres including 0.46 acres of Madison County Road Easement.

Also described as Auditor's Parcel D of a Plat of Survey filed in Book 2015, Page 1060, on the 27<sup>th</sup> day of April, 2015, in the Office of the Recorder of Madison County, Iowa, subject to easements and restrictions of record.