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Rec Amt \$12.00 Aud Amt \$5.00

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ANNO
SCAN
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4625

Return to:

✓ Scott Collier and Darla Collier, 101 Austin Blvd, Saint Charles, IA 50240

Mail tax statements to:

Scott Collier and Darla Collier, 101 Austin Blvd, Saint Charles, IA 50240

Order No.: MES-55271/JC

QUIT CLAIM DEED

Legal: A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southeast Corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24), thence North 0° 00' 00" East along the East line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24) to the South line of the vacated Austin Boulevard, thence West along the said South line of vacated Austin Boulevard 27.72 feet to the Southeast Corner of Lot 1 in Half Block Three (3) of Sowders Addition to the Town of St. Charles, Madison County, Iowa, thence South 0° 00' 00" East to the South line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-four (24), thence East along said South line to the point of beginning.

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Billy R. Austin and Robyn A. Austin, a married couple**, does hereby Quit Claim unto **Scott Collier and Darla Collier, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, all right, title, interest, estate, claim, and demand in and to the above-described real estate.

****EXEMPT FROM TRANSFER TAX - IOWA CODE 428A.2(21)****


SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

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.



Billy R. Austin



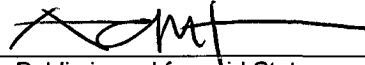
Robyn A. Austin

STATE OF Texas)

COUNTY OF Hidalgo)

SS:

This instrument was acknowledged before me on April 7th, 2015 by Billy R. Austin and Robyn A. Austin, a married couple.



Notary Public in and for said State

