



Document 2015 2398

Book 2015 Page 2398 Type 03 002 Pages 2

Date 8/21/2015 Time 10:53:30AM

Rec Amt \$12.00 Aud Amt \$15.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

EJ

After recording return to: Preparer

Preparer Information: John D. Jordan, 615 Story Street, P.O. Box 219, Boone, Iowa 50036-0219, (515) 432-4510

Address Tax Statements to: Dorothy Magnani, P.O. Box 25, Macksburg, IA 50155

SPACE ABOVE THIS LINE FOR RECORDER

QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Dorothy Magnani, a single person, does hereby Quit Claim to Chris Magnani, the following-described real estate in Madison County, Iowa:

Lots Three (3), Four (4) and Five (5) of the Original Town of Macksburg, in Madison County, Iowa.

and

Commencing at a point 533 feet North and 413 feet East of the West line of the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Ten (10) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, said point being Southeast corner of Lot 1 in Block 5 of Barker's Second Addition to Macksburg, Iowa, thence North 416.96 feet to the North line of the right-of-way of the Creston, Winterset, Des Moines Railroad Company, thence West 130 feet, thence North to the North line of said Southwest Quarter (¼) of the Southwest Quarter (¼) of Section 10, thence East 337 feet, thence South to a point East of the place of beginning, thence West to the place of beginning, containing 4.84 acres, (Parcel A), and a part of the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section 10, in Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the South line of said 40 acre tract at a point 33 feet South of the Southeast corner of Block 5 of Barker's Second Addition to Macksburg, Iowa, and running thence North along the East line of said Addition 533 feet to the Southeast corner of Lot 1 of said Block 5, thence East, parallel with the South line of said 40 acre tract, 24 rods, 12 feet, 8 inches, thence South 533 feet to the South line of said 40 acre tract, thence West to the place of beginning, containing 5

acres (Parcel B), and Lots 6, 7, 8, 9, 10 and 11 in Block 5 all of Barker's Second Addition to Macksburg, Madison County, Iowa.

and

Lots One (1), Two (2), Three (3), Seven (7) and Eight (8) in Block Seven (7), Barker's Second Addition to the Town of Macksburg, Madison County, Iowa, AND the North-South alley located in said Block 7.

and

Parcel "A" located in the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Five (5), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 14.668 acres, as shown in Plat of Survey recorded in Book 2001, Page 1069 on March 20, 2001 in the Office of the Recorder of Madison County, Iowa.

Exempt from filing Declaration of Value, pursuant to Exemption No. 11.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

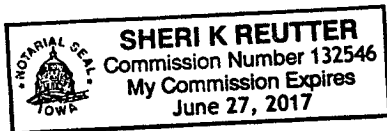
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 18th day of August, 2015.

Dorothy Magnani
Dorothy Magnani

STATE OF IOWA, BOONE COUNTY, ss:

This record was acknowledged before me on this 18th day of August, 2015, by Dorothy Magnani.



Sheri K Reutter
Notary Public