



Document 2015 2498

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Rec Amt \$12.00 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)

Jane E. Rosien, 223 E. Court Avenue, PO Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

4/2

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

Gregory S. Broadbent and Sherri D. Broadbent, 3155 Hwy 92, Prole, IA 50229

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

Jane E. Rosien, 223 E. Court Avenue, PO Box 67, Winterset, IA 50273-0067

**Grantors:**

Nickie M. Hunter

**Grantees:**

Gregory S. Broadbent

Sherri D. Broadbent

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A



### QUIT CLAIM DEED

For the consideration of Remove Cloud on Land Title Dollar(s) and other valuable consideration,  
Nickie M. Hunter, a Single Person,

do hereby  
Quit Claim to Gregory S. Broadbent and Sherri D. Broadbent as joint tenants with full rights of  
survivorship and not as tenants in common, all our right, title, interest, estate,  
claim and demand in the following described real estate in MADISON County, Iowa:

The Northwest Quarter (1/4) of the Southeast Quarter (1/4), and the Southwest Quarter (1/4) of the Southeast Quarter (1/4), and the South Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4), and the Southeast Quarter (1/4) of the Southeast Quarter (1/4) excepting therefrom the South 64 Rods of the East One-fourth (1/4) of said Southeast Quarter (1/4) of the Southeast Quarter (1/4), all in Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D" located in the South Half (1/2) of the Southeast Quarter (1/4) of said Section Thirty-six (36), containing 10.015 acres, as shown in Plat of Survey filed in Book 2005, Page 1497 on April 7, 2005, in the Office of the Recorder of Madison County, Iowa.



NOTE: This instrument is without actual consideration in order to remove a cloud of title to the above-described real estate and is exempt from transfer tax under Iowa Code Section 428A.2(21).

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: August 24, 2015

*Nickie M. Hunter*

Nickie M. Hunter (Grantor)

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

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

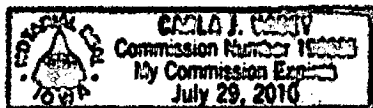
\_\_\_\_\_  
(Grantor)

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

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

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 24 day of August, 2015, by  
Nickie M. Hunter



*Carla J. Vasey*  
Signature of Notary Public