



Document 2015 2499

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



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

$\frac{3}{4}$

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:

Tim A. Engnell

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,
Tim A. Engnell, 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 26, 2015

Tim A. Engnell (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me this 26 day of August, 2015, by
Tim A. Engnell



Carla J. Vasey
Signature of Notary Public