



Document 2016 3847

Book 2016 Page 3847 Type 03 002 Pages 3
Date 12/15/2016 Time 10:55:45AM
Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by:

Laura E. Franklin
20412 NE 35th Street
Sammamish, WA 98074
(425) 922-8495

Return document and
send tax statements to:



Laura E. Franklin
20412 NE 35th Street
Sammamish, WA 98074
(425) 922-8495

QUITCLAIM DEED

Under Iowa Code § 558.19

This quitclaim deed, executed this 6 day of December , 2016 by the grantor
Steven T. Franklin and Laura E. Franklin, joint tenants

to the grantee

Laura E. Franklin, an unmarried woman

for the consideration of
Good consideration

does hereby quitclaim all interest in the following tract of real estate in the County of Madison
in the State of Iowa, legally described as:

See Exhibit A

Commonly known as: 1161 W. Summit, Winterset, Iowa 50273

Parcel ID: 820004700451000

Source of title:

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In witness whereof, the grantor has signed and sealed these presents the day first above written.

[Signature]
Signature
Stevens T Franklin
Print name
self
Capacity

Laura E. Franklin
Signature
Laura E Franklin
Print name
self
Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Washington }
COUNTY OF King }

This record was acknowledged before me this 6 day of Dec-, 2016 by

Stevens T Franklin and Laura E Franklin

[Signature]
Signature
Notary Public
Title of office
My commission expires: May 24 2019

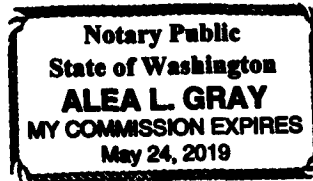


Exhibit A

Parcel "M" in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence North 90°00'00" East 792.00 feet along the South line of the Southwest Quarter (¼) of said Section Thirty-six (36); thence North 00°35'59" West 33.00 feet to a point on the North right-of-way line of Summit Street which is the Point of Beginning; thence continuing North 00°35'59" West 132.00 feet; thence South 90°00'00" East 132.00 feet; thence South 00°35'59" East 132.00 feet to a point on the North right-of-way line of Summit Street; thence North 90°00'00" West 132.00 feet to the Point of Beginning, containing 0.400 acres