

BK: 2017 PG: 1876
Recorded: 6/16/2017 at 1:24:32.0 PM
Fee Amount: \$17.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



QUIT CLAIM DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 106
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Michael E. and Carol J. O'Brien
1464 Juniper Trail
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Michael E. O'Brien
Carol J. O'Brien

Grantees:

Michael E. O'Brien
Carol J. O'Brien

Legal description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One and n/100ths (\$1.00)----- Dollar(s) and other valuable consideration, MICHAEL E. O'BRIEN and CAROL J. O'BRIEN, husband and wife,

do hereby Quit Claim to MICHAEL E. O'BRIEN and CAROL J. O'BRIEN, husband and wife, 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 railroad right of way across the Southwest Quarter (1/4) of the Northeast Quarter (1/4) and the North Half (1/2) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 27, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, containing 9.38 acres.

A strip of land of varying widths, being the former main track right-of-way of the Chicago, Rock Island and Pacific Railroad Company, going through the South Half (1/2) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 27, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, containing 3.21 acres, more or less.

This is a transfer between spouses for monetary consideration of less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2, Code of Iowa.

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: June 14, 2017

Michael E. O'Brien (Grantor)

Carol J. O'Brien (Grantor)

(Grantor)

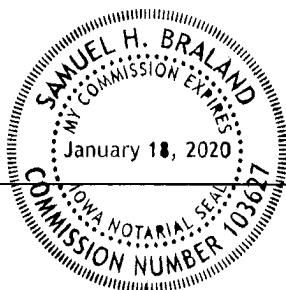
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 14, 2017, by Michael E. O'Brien and Carol J. O'Brien



Signature of Notary Public