



Document 2017 2625

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

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

Taxpayer Information: (name and complete address)

Madison County Moments, LLC, 722 W. Court Avenue, Winterset, IA 50273

✓ **Return Document To:** (name and complete address)

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

Grantors:

Mark Hawkins
Kayla Hawkins

Grantees:

Madison County Moments, LLC

Legal Description: See Page 2

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

QUIT CLAIM DEED

For the consideration of One and 00/100ths Dollars (\$1.00) and other valuable consideration, Mark Hawkins and Kayla Hawkins, Husband and Wife, do hereby Quit Claim to Madison County Moments, LLC all our right, title, interest, estate, claim and demand in the following described real estate in MADISON County, Iowa:

Lot Four (4) and the West Half (W½) of Lot Three (3) in Block Twenty (20) of West Addition to the Town of Winterset, Madison County, Iowa.

AND

Lot One (1) in Block Fourteen (14) of the Original Town of Winterset, Madison County, Iowa.

This instrument is without actual consideration 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.

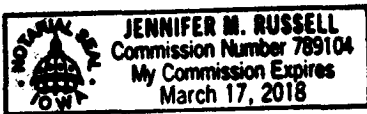
Dated: August 10, 2017.

Mark Hawkins
Mark Hawkins, Grantor

Kayla Hawkins
Kayla Hawkins, Grantor

STATE OF IOWA, COUNTY OF MADISON

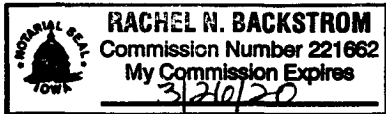
This record was acknowledged before me on August 9, 2017, by Kayla Hawkins.



Jennifer M. Russell
Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on August 10, 2017, by Mark Hawkins.



Rachel N. Backstrom
Notary Public in and for the State of Iowa