



Document 2018 191

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Date 1/17/2018 Time 3:24:19PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓

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SCAN 1

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



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

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067; Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Thomas James Bradley, 2813 235th Street, St, Charles, IA 50240

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

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Tiffany Ann Bradley
a/k/a Tiffany A. Bradley

Grantees:

Thomas James Bradley
a/k/a Thomas J. Bradley

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



QUIT CLAIM DEED

For the consideration of Division of Marital Assets----- Dollar(s) and other valuable consideration, Tiffany Ann Bradley, a/k/a Tiffany A. Bradley, a Single Person,

do hereby

Quit Claim to Thomas James Bradley, a/k/a Thomas J. Bradley,

all our right, title, interest,
estate, claim and demand in the following described real estate in MADISON County, Iowa:

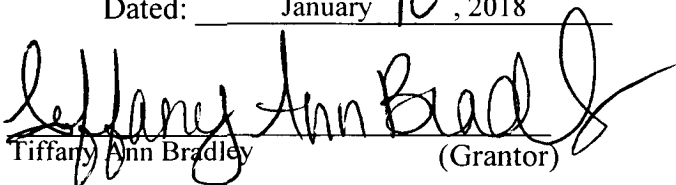
Commencing at a point 1308.5 feet North of the southeast corner of said North Half (N½) of the Fractional Southwest Quarter (Fr. SW¼), said point being the center of said Section Seven (7); thence continuing North 378.6 feet, thence North 89°58' West 368.6 feet; thence South 02°14' East 403.8 feet to the South line of the Northwest Fractional Quarter (NW Fr. ¼) of said Section Seven (7); thence North 86°00' East 353.8 feet along said South line to the point of beginning, containing 3.2408 acres including 0.2868 acres of county road right-of-way, in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

NOTE: This instrument is pursuant to the Decree of Dissolution of Marriage between Grantor and Grantee in the Iowa District Court for Madison County in Cause of Action No. CDDM006428 dated the 9th day of January, 2018.

This instrument is between former spouses pursuant to a Decree of Dissolution of Marriage and is exempt from transfer tax under Iowa Code Section 428A.2(16).

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: January 10, 2018


Tiffany Ann Bradley (Grantor)

(Grantor)

(Grantor)

(Grantor)

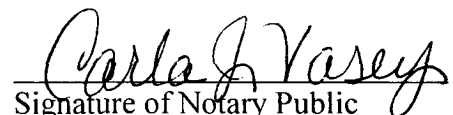
(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 10, 2018, by Tiffany Ann Bradley




Signature of Notary Public