



Document 2018 534

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

QUIT CLAIM DEED

Return to: Kenneth Kauzlarich, Sr., 2989 200th Trail, Prole, Madison County, Iowa 50229

Preparer: James R. Hinchliff, Shindler, Anderson, Goplerud & Weese, P.C., 5015 Grand Ridge Drive, Suite 100, West Des Moines, IA 50265 (515) 223-4567

Taxpayer: Kenneth Kauzlarich, Sr., 2989 200th Trail, Prole, Madison County, Iowa 50229

For the consideration of One Dollar(s) and other valuable consideration, **Terri L. Kauzlarich, a single person**, does hereby Quit Claim to **Kenneth Kauzlarich, Sr., a single person**, all of her right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel No. 1

Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) and the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) and the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) and the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼); all in Section Twenty (20), Township Seventy-six (76) North, range Twenty-six (26), West of the 5th P.M., Madison County, Iowa; and,

Parcel No. 2

A parcel of land in the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the East line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty (20), North 00°00', 46.0 feet; thence South 34°24' West, 57.8 feet; thence South 01°19' West, 610.6 feet to the centerline of a County Road; thence along said centerline, North 77°45' East, 47.8 feet; thence along the East line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty (20), North 00°00', 602.00 feet the point of beginning.

And subject to all other rights, reservations, restrictions, easements, liens and encumbrances of record. 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.

THIS DEED IS EXEMPT FROM THE IOWA TRANSFER TAX, IOWA CODE §428A.2, AS A TRANSFER BETWEEN SPOUSES PURSUANT TO A DECREE OF DISSOLUTION OF MARRIAGE IN ACCORDANCE WITH IOWA CODE §428A.2, EXEMPTION 16.

Dated: 1-30-18

Terri L. Kauzlarich
Terri L. Kauzlarich (Grantor)

STATE OF IOWA: Warren COUNTY, ss:

On this 30th day of January, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared Terri L. Kauzlarich, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Jessie K Cochran
Notary Public in and for the State of Iowa

