

BK: 2018 PG: 1336
Recorded: 5/1/2018 at 11:43:41.0 AM
Fee Amount: \$17.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

QUITCLAIM DEED

Exempt from transfer tax pursuant to Iowa Code 428A.2(11).

For the consideration of One and No/100 Dollar (\$1.00), **NICOLE CAPPS, f/k/a NICOLE D. LOVE**, a married woman, whose address is 521 North 7th Street, Winterset, IA 50273, Grantor, hereby quitclaims to **TODD CAPPS and NICOLE CAPPS**, husband and wife, as joint tenants, whose address is 521 North 7th Street, Winterset, IA 50273, Grantee, all the interest in the following tract of real estate located in Madison County, Iowa:

Lot Four (4), in Block Three (3) of Rail Road Addition to the Town of Winterset, Madison County, Iowa.

Subject to easements, restrictions, reservations, covenants, and conditions of record.

Parcel ID Number: 820001103040000

Commonly known as: 521 North 7th Street, Winterset, IA 50273

Being the same property conveyed to **NICOLE D. LOVE**, single, by Deed from **HAROLD D. FORSYTH and JULIE A. FORSYTH**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, dated March 16, 2005 and recorded March 31, 2005 in Book 2005, Page 1360 of the Recorder's Office, Madison County, Iowa.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

[SPACE INTENTIONALLY LEFT BLANK]

Dated this 25 day of April, 2018.

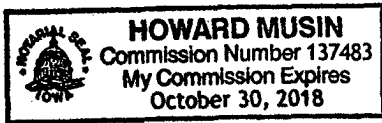
GRANTOR:

Nicole Capps, f/k/a Nicole D. Love
NICOLE CAPPS, f/k/a NICOLE D. LOVE

STATE OF Iowa

COUNTY OF Madison

On this 25th day of April, 2018, before me, Notary Public, personally appeared **NICOLE CAPPS, f/k/a NICOLE D. LOVE**, who acknowledged to me her execution of the foregoing instrument.



Howard Musin
Notary Public Howard Musin
Madison County, State of Iowa
My commission expires: 10/30/2018

Record and Return To:

NICOLE CAPPS
521 N. 7TH ST.
WINTERSET, IA 50273

Prepared by:

Jill Anne Sidorowicz, Esq.
105 West Adams Street, Suite 1850
(312) 605-3445
Iowa Bar ID: AT0013003

Order No.: 282589