



Document 2018 1427

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

(Above for Recorder's Use Only)

EJ

This instrument is prepared by and return to: Stephen N. Barnes, Jr., LLC, 3725 Vineville Avenue, Macon, Georgia 31204

Mail tax statements to: 315 Dashing Wave Lane, Alpharetta, Georgia 30005

Tax Exempt Due to Sale Between Family

QUITCLAIM DEED

Legal: The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, IOWA Except 3 tracts described as follows:

1. The North 560 Feet East Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14);
2. The East 100 Feet of the North 330 Feet of the West Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14); and
3. Parcel "B" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14), containing 3.54 acres, as shown in Plat of Survey filed in Book 2, Page 618 on October 13, 1995 in the Office of the Recorder of Madison County, Iowa.

THIS INDENTURE is made this __ day of April, 2018 by and between ROBERT W. KNIGHT, III and JACQUE M. KNIGHT, a married couple as Tenants in Common, which are residents of the state of Georgia ("Grantor"), and QUAIL RIDGE PROPERTY GROUP, LLC, an Iowa limited liability company ("Grantee").

WITNESSETH:

That Grantor, for One and No/100 Dollars (\$1.00), and for other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold and does

by these presents bargain, sell, remise, release and forever quitclaim to Grantee, their successors, successors-in-title, heirs, administrators, executors and assigns, all of their interest in the real property described above, together with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging (the "Property").

TO HAVE AND TO HOLD the said described premises unto Grantee, their successors, successors-in-title, heirs, administrators, executors and assigns, so that neither the Grantor nor any person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, Grantor has hereunto set his hands and affixed his seal as of the day and year above written.

GRANTORS:

By: [Signature]
ROBERT W. KNIGHT, III

By: [Signature]
JACQUE M. KNIGHT

State of Georgia, County of COBB

This instrument was acknowledged before me on 9th day of April, 2018 by **Robert W. Knight, III** and **Jacque M. Knight**, a married couple.

[Signature]
Notary Public

Commission Exp.: 1/2/19

(NOTARY SEAL)

