



Document 2018 1881

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Date 6/15/2018 Time 8:10:20AM

Rec Amt \$17.00 Aud Amt \$5.00

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SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**QUIT CLAIM DEED**  
**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)

Madison County Moments, LLC, 1145 W. Summit Street, Winterset, IA 50273

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

Jane E. Rosien, 114 E. Jefferson Street, 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:

**The East 4 acres of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4), and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) except the East 459.65 feet thereof, in Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and except that part thereof deeded to the State of Iowa for highway purposes.**

**The following restrictions shall apply to the above-described real estate:**

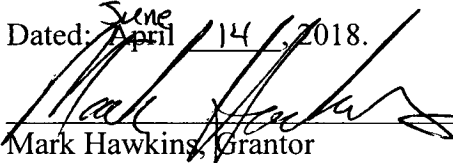
- a. The real estate parcel being conveyed to the Buyers shall remain intact in its entirety. No portion or parcel thereof shall be separately sold, transferred or conveyed.**
- b. No additional residences shall be constructed on the real estate parcel being conveyed.**

**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.

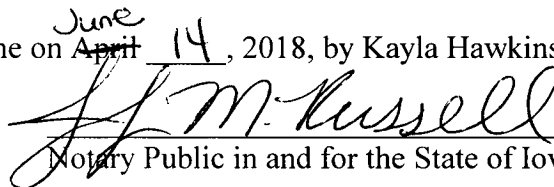
Dated: ~~April~~ <sup>June</sup> 14, 2018.

  
Mark Hawkins, Grantor

  
Kayla Hawkins, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on ~~April~~ <sup>June</sup> 14, 2018, by Kayla Hawkins.

  
Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on April 30, 2018, by Mark Hawkins.



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