

BK: 2018 PG: 3639
Recorded: 11/13/2018 at 8:15:08.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Commitment Number: 24481115

This instrument prepared by:

Jay A. Rosenberg, Attorney at Law, (Iowa Bar Number AT0012626) 3805 Edwards Road, Suite 550, Cincinnati, OHIO 45209 (513) 247-9605

Address Tax Statement To:

Sherry A. Tolley and Ronald Tolley
602 E BENTON ST., WINTERSET, IA 50273

After Recording Return To:

ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
820003404040000

QUITCLAIM DEED

Exempt: Section 428A.2(11) Deeds between husband and wife, or parent and child, without actual consideration. A cancellation of indebtedness alone which is secured by the property being transferred and which is not greater than the fair market value of the property being transferred is not actual consideration within the meaning of this subsection.

Sherry A. Tolley, grantor, a married woman, whose mailing address is **602 E BENTON ST., WINTERSET, IA 50273**, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Sherry A. Tolley and Ronald Tolley, wife and husband**, hereinafter grantees, whose tax mailing address is **602 E BENTON ST., WINTERSET, IA 50273**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot Four (4) in Block Four (4) of Danforth's Addition to the Town of Winterset, Madison County, Iowa.

Property Address is: 602 E BENTON ST., WINTERSET, IA 50273

Prior instrument reference: 1261, Official Records Book 62, Page 700

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 06 Oct, 2018:

Sherry A. Tolley
Sherry A. Tolley

STATE OF Iowa
COUNTY OF MADISON

The foregoing instrument was acknowledged before me on 06 Oct, 2018 by **Sherry A. Tolley** who is personally known to me or has produced Iowa Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Michael O'Neil Hughes
Notary Public

