

BK: 2019 PG: 3100
Recorded: 9/26/2019 at 8:21:03.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



QUIT CLAIM DEED

Return to: Mary Ann Green, 2618 82nd Street, Urbandale, Iowa 50322
Taxpayer: Mary Ann Green, 2618 82nd Street, Urbandale, Iowa 50322
Preparer: Kimberley K. Baer, 838 5th Ave., Des Moines, Iowa 50309, Phone: (515) 279-2000

For the consideration of One Dollar(s) and other valuable consideration, Mary Ann Green, a single person do hereby Quit Claim to Mary Ann Green Trust all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa: See 1 in Addendum

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: 9/20/19

Mary Ann Green
Mary Ann Green (Grantor)

(Grantor)

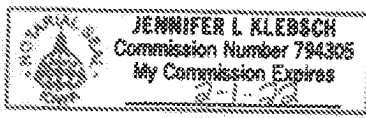
(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on 9-20-19, by Mary Ann Green



Jennifer Klebsch
Signature of Notary Public

Addendum

1. The East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-six (26), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except that portion conveyed to the Chicago Rock Island and Pacific Railroad Company, for railroad right-of-way, and Except Beginning at the Southeast corner of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M.; thence West 1313.15 feet to the Southwest corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-six (26) and the Point of Beginning; thence North 0 02' West 404.45 feet; thence East 598.10 feet; thence South 0 25' West 404.45 feet to a point 594.92 feet East of the Point of Beginning; thence West to the Point of Beginning and containing 5.54 acres more or less, including the present highway, and Except a parcel of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of said Section Twenty-six (26); thence S 90 00' W. 718.2 feet along the South line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4); thence N 0 25' E, 102.7 feet; thence N 72 47 1/2' E, 260.8 feet; thence N 61 53' E 347.9 feet to a point on the present westerly right of way line of C.R.I. & P. Railroad; thence S 30 52' E, 314.8 feet along said present westerly right of way line to a point on the East line of said Southeast Quarter (1/4) of the Southeast Quarter (1/4); thence S 0 00' E, 73.6 feet along said East line to the Point of Beginning, containing 3.4 acres, more or less, of which 0.7 acres, more or less, is within existing road easement.

AND

A strip of land of varying widths constituting the former line of railroad of the Chicago, Rock Island and Pacific Railroad Company, (Grantor's predecessor in title) whose centerline is located as follows: Beginning at the intersection of the former main track centerline of said Railroad Company and the Northern boundary of U.S. Highways 169 and 92 within the East One-half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty-six (26), Township Seventy-six North, Range Twenty-eight West of the Fifth P.M., Madison County, Iowa, thence northwesterly through the East One-half (E 1/2) of the Southeast Quarter (SE 1/4) of the said Section Twenty-six (26) to the Northwest corner of the East One-half (E 1/2) of the Southeast Quarter (SE 1/4) of the said Section Twenty-six (26), containing 7.91 Acres, more or less. This tract has also been described as Parcel #340062600999900 STR 026-076-028 as shown in a Tax Sale Deed, dated June 2, 2008 and filed for record on June 2, 2008 in the Madison County Recorder's Office in Book 2008 at Page 1763.

This deed is exempt according to Iowa Code 428A.2(20).