

**BK: 2020 PG: 3919**  
**Recorded: 10/14/2020 at 2:23:21.0 PM**  
**Pages 4**  
**County Recording Fee: \$47.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$50.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**QUIT CLAIM DEED**  
**Recorder's Cover Sheet**

**Preparer Information:**

Scott A. Hall, 303 Locust St, Ste 400 Des Moines, Iowa 50309  
Phone: (515) 282-6803

**Taxpayer Information:**

Richard A. Hanrahan, 3275 155th St, Cumming, IA 50061

**Return Document To:**

Richard A. Hanrahan, 3275 155th St, Cumming, IA 50061

**Grantors:**

Richard Andrew Hanrahan a/k/a Richard A. Hanrahan

**Grantees:**

Richard A. Hanrahan, Trustee of The and Richard A. Hanrahan 2020 Revocable Trust

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** \_\_\_\_\_



## QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, **Richard Andrew Hanrahan a/k/a Richard A. Hanrahan, a married person**, do hereby Quit Claim to **Richard A. Hanrahan, Trustee of The Richard A. Hanrahan 2020 Revocable Trust under agreement dated July 7, 2020**, all my right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

**This deed is exempt according to Iowa Code 428A.2(21).**

The East Fractional Half (E Fr. 1/2) of the Northwest Fractional Quarter (NW Fr. 1/4) of Section Three (3), EXCEPT Parcel "D" in the Southeast Quarter of the Northwest Quarter of Section 3, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, as described more fully in a Plat of Survey recorded on April 26, 2012, in Book 2012 on Page 1204 in the Office of the Madison County, Iowa, Recorder;

and

The East Half (E1/2) of the Southwest Quarter (SW1/4) of Section Three (3);

and

The Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Three (3);

and

The West Half (W1/2) of the Northeast Fractional Quarter (NE Fr. 1/4) of Section Twelve (12), and a tract described as follows: Commencing at the Northwest Corner of the Northeast Fractional Quarter (NE Fr. 1/4) of the Northeast Fractional Quarter (NE Fr. 1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., thence East 20 feet, thence South 650 feet, thence West 20 feet to the West line of said tract, thence North along the West line of said tract to the point of beginning;

and

The Northwest Fractional Quarter (NW Fr. 1/4) of the Southwest Fractional Quarter (SW Fr. 1/4) of Section Twelve (12);

and

A tract located in the Southwest Fractional Quarter (SW Fr. 1/4) of the Southwest Fractional Quarter (SW Fr. 1/4) of Section Twelve (12), described as follows: Commencing at the Northwest Corner of said fractional 40-acre tract running thence East along the North line of said fractional 40-acre tract 500 feet, thence South 392 feet, thence West approximately 500 feet to the West line of said fractional 40-acre tract, thence North approximately 392 feet to the point of beginning;

and

The North Fractional Half (N Fr. 1/2) of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southwest Fractional Quarter (SW Fr. 1/4) of Section Twelve (12);

and

The Southwest Fractional Quarter (SW Fr. 1/4) of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southwest Fractional Quarter (SW Fr. 1/4) of Section Twelve (12);

and

The South Half (S1/2) of the Northeast Quarter (NE 1/4); Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), except that part thereof lying South and West of the public highway and containing ten (10) acres more or less, in Section Eleven (11);

and

The East Half (E1/2) of the Northwest Fractional Quarter (NW Fr. 1/4); Southwest Fractional Quarter (SW Fr. 1/4) of the Northwest Fractional Quarter (NW Fr. 1/4), and the East Half (E1/2) of the Northwest Fractional Quarter (NW Fr. 1/4) of the Northwest Fractional Quarter (NW Fr. 1/4) of Section Twelve (12);

All in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

The South Half (S1/2) of the Northeast Quarter (NE1/4) of Section Thirty-five (35), excepting therefrom a tract described as follows: Commencing at a point on the Quarter Section Line 1224 feet East of the center of Section Thirty-five (35), running thence East 234 feet, thence North 293 feet, thence West 234 feet, thence South 293 feet to the point of beginning, together with easement for present drain of septic tank and basement extending in a northerly direction from said tract for a distance of approximately 600 feet; the North Half (N1/2) of the Southeast Quarter (SE1/4) and the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) all in Section Thirty-five (35), and EXCEPT Parcel "C" in the Southwest Quarter of the Northeast Quarter of Section 35, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2009 on Page 2809 on September 9, 2009, in the Office of the Madison County, Iowa, Recorder;

and

The East 60 acres of the North Half (N1/2) of the Southeast Quarter (SE1/4) of Section Thirty-four (34);

All in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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: 10/8/20 .

Richard A. Hanrahan  
Richard Andrew Hanrahan a/k/a Richard A.  
Hanrahan, Grantor

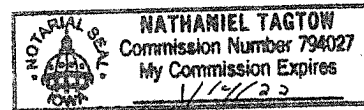
Virginia Hanrahan  
Virginia Hanrahan, Spouse of Grantor

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me on October 8, 2020, by  
Richard Andrew Hanrahan a/k/a Richard A. Hanrahan.

Nathaniel Tagtow  
Signature of Notary Public



STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me on October 8, 2020, by  
Virginia Hanrahan, acknowledging as spouse of Grantor and relinquishing any spousal rights,  
but not conveying any right, title, and interest, currently held in title in her own name.

Nathaniel Tagtow  
Signature of Notary Public

