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Rec Amt \$17.00 Aud Amt \$10.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



QUIT CLAIM DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 106
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Willard W. Olesen, 230 Public Square, PO Box 86, Greenfield, Iowa 50849
Phone: (641) 743-6128

Taxpayer Information: (Name and complete address)

Jack E. & Maria J. Brown, 212 E. Iowa Street, Greenfield, IA 50849

Return Document To: (Name and complete address)

Jack E. & Maria J. Brown, 212 E. Iowa Street, Greenfield, IA 50849

Grantors:

JACK E. BROWN
MARIA J. BROWN

Grantees:

J & M BROWN TRUST
Jack E. Brown & Maria J. Brown, Trustees

Legal description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of ONE (\$1.00 OVC) Dollar(s) and other valuable consideration, JACK E. BROWN and MARIA J. BROWN, husband and wife,

do hereby Quit Claim to J & M BROWN TRUST of January 3, 2020, Jack E. Brown & Maria J. Brown, Trustees all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa: See 1 in Addendum

This deed is exempt according to Iowa Code 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: January 3, 2020

[Signature of Jack E. Brown]
JACK E. BROWN (Grantor)

[Signature of Maria J. Brown]
MARIA J. BROWN (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on January 3, 2020 by Jack E. Brown and Maria J. Brown, husband and wife,



[Signature of Notary Public]
Signature of Notary Public

Addendum

1. Parcel "B" in the Northeast Quarter of the Northwest Quarter of Section 24, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Beginning at the North Quarter Corner of Section 24, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa thence South $00^{\circ}34'14''$ East 209.76 feet along the East line of the Northeast Quarter of the Northwest Quarter of said Section 24; thence North $89^{\circ}31'37''$ West 391.85 feet; thence South $01^{\circ}15'16''$ West 144.71 feet; thence South $87^{\circ}18'21''$ West 448.67 feet; thence South $00^{\circ}54'05''$ East 137.13 feet; thence North $89^{\circ}37'30''$ West 477.17 feet to a point on the West line of said Northeast Quarter of the Northwest Quarter; thence North $00^{\circ}43'51''$ West 502.01 feet to the Northwest Corner of said Northeast Quarter of the Northwest Quarter; thence North $89^{\circ}48'49''$ East 1322.50 feet to the Point of Beginning containing 11.12 acres including 1.46 acres of County Road right-of-way, AND

The East 75 Acres of the South Half (S1/2) of the Southwest Quarter (1/4), and the East 70 Rods of the South 11.43 Rods of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) except 12 Acres more or less described as commencing at the Northeast corner of said 40-acre tract and running West 27 rods to a certain branch, thence South along said branch to the South line of said 40-acre tract, thence East 22 rods to the Southeast corner thereof, thence North to the point of beginning, all in Section Thirteen (13), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, including Parcel "C".