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Rec Amt \$17.00 Aud Amt \$10.00

INDX
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SCAN

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)

Joseph K. Strong, 106 E Salem Avenue, PO Box 215, Indianola, Iowa 50125
Phone: (515) 961-2574

Taxpayer Information: (Name and complete address)

Kathleen Ann Ridout, Trustee of the Kathleen Ann Ridout Trust 'U/A' dated March 23, 2020
721 North 6th Ave Circle, Winterset, IA 50273

WJ

Return Document To: (Name and complete address)

Joseph K. Strong, 106 E Salem Avenue, PO Box 215, Indianola, Iowa 50125

Grantors:

Kathleen A. Ridout
a/k/a Kathleen Ridout
a/k/a Kathy Ridout

Grantees:

Kathleen Ann Ridout
Trustee of the
Kathleen Ann Ridout Trust
'U/A' dated March 23, 2020

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, Kathleen A. Ridout, a/k/a Katheen Ridout, a/k/a Kathy Ridout, an unmarried person, do hereby Quit Claim to Kathleen Ann Ridout, Trustee of the Kathleen Ann Ridout Trust 'U/A' dated March 23, 2020 all our right, title, interest, estate, claim and demand in the following described real estate in Warren County, Iowa:

See Addendum

Subject to easements and covenants of record

No actual consideration

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: 3-23, 2020

(Grantor)

Kathleen A. Ridout
Kathleen A. Ridout (Grantor)

(Grantor)

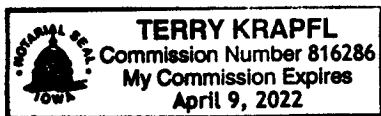
a/k/a Kathleen Ridout
a/k/a Kathy Ridout

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF WARREN
This record was acknowledged before me on March 23, 2020, by Kathleen A. Ridout, a/k/a Kathleen Ridout, a/k/a Kathy Ridout, an unmarried person.



[Signature]
Signature of Notary Public

ADDENDUM

Commencing at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence South 198 feet, thence West 632 feet, thence West 632 feet, thence in a Northwesterly direction to a point 688 feet West of the point of beginning, and thence East to the point of beginning, consisting of 3 acres

AND

Parcel 11A of Fieldstone Addition to the City of Winterset, Madison County, Iowa, and an undivided 1/22 interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of Madison County, Iowa

AND

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16) Township Seventy-Four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

EXCEPT Parcel B of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 74 North, Range 28 West of the Fifth P.M., Madison County, Iowa

AND EXCEPT Commencing at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence South 198 feet, thence West 632 feet, thence West 632 feet, thence in a Northwesterly direction to a point 688 feet West of the point of beginning, and thence East to the point of beginning, consisting of 3 acres

AND

Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa