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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



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, IA 50125
Phone: (515) 961-2574

Taxpayer Information: (Name and complete address)

Terry K. Phillips and Nancy D. Phillips, 435 West Street N, Truro, IA 50257

LE

Return Document To: (Name and complete address)

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

Grantors:

Terry K. Phillips, a/k/a Terry Kay Phillips
Nancy D. Phillips, a/k/a Nancy Phillips

Grantees:

Terry K. Phillips
Nancy D. Phillips

Legal description: See Page 3

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Terry K. Phillips, a/k/a Terry Kay Phillips, and Nancy D. Phillips, a/k/a Nancy Phillips, husband and wife, do hereby Quit Claim to Terry K. Phillips and Nancy D. Phillips, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, all our right, title, interest, estate, claim and demand in the following described real estate in Madison 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: 3-12-, 2021

[Signature] Terry K. Phillips (Grantor) a/k/a Terry Kay Phillips

[Signature] Nancy D. Phillips (Grantor) a/k/a Nancy Phillips

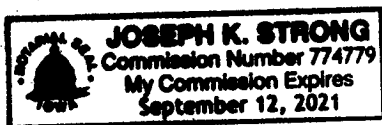
(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF This record was acknowledged before me on 3-12, 2021, by Terry K. Phillips, a/k/a Terry Kay Phillips, and Nancy D. Phillips, a/k/a Nancy Phillips, husband and wife.



[Signature] Signature of Notary Public

ADDENDUM

No. 1

The West One-half (1/2) of the Northwest Quarter (1/4) which is East of present road and the roadbed South of river, the Northeast Quarter (1/4) of the Southwest Quarter (1/4) all in Section Thirty-four (34), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and an easement to a tract described as beginning 20 feet North of the Northeast corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), thence South twenty (20) feet, thence East twenty (20) feet, thence northwesterly to the point of beginning, together with all easements and servient estates appurtenant thereto

EXCEPT

Parcel "A" located in the Northwest Quarter of the Northwest Quarter of Section 34, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2015, Page 944 of the Recorder's Office of Madison County, Iowa. Grantors hereby reserve for themselves, their heirs, successors and assigns, an access easement 20 feet in width, as shown on said Plat of Survey recorded in Book 2015, Page 944 of the Recorder's Office of Madison County, Iowa

No. 2

The South Half of the Southwest Quarter (S1/2 SW1/4) of Section Thirty-three (33) and the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Thirty-three (33), except a tract of land described as follows: Commencing at the Northeast Corner of said 40-acre tract and running thence West 40 rods; thence South to the middle of South River; thence down said river to the East Line of said 40-acre tract; thence North to the place of beginning; said exception containing 13 acres, more or less; all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa