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Date 6/14/2021 Time 8:30:13AM

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INDX

ANNO

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LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
AMENDING AND SUBSTITUTED FOR QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information: G. Stephen Walters, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Richard A. Hanrahan, 3275 155th Street, Cumming, IA 50061

✓ **Return Document To:** Richard A. Hanrahan, 3275 155th Street, Cumming, IA 50061

Grantors: Richard A. Hanrahan and Virginia S. Hanrahan

Grantees: Richard A. Hanrahan, Trustee of the Richard A. Hanrahan 2020 Revocable Trust
under agreement dated July 7, 2020

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED AMENDING AND SUBSTITUTED FOR QUIT CLAIM DEED

Without additional consideration, correcting, modifying or supplementing a Deed previously recorded, and exempt under Section 428A.2 (10), and 428A.2 (21) (2019). Richard A. Hanrahan, a/k/a Richard Andrew Hanrahan and Virginia S. Hanrahan, Husband and Wife, do hereby Convey to Richard A. Hanrahan, as Trustee of the Richard A. Hanrahan 2020 Revocable Trust under agreement dated July 7, 2020, all of our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See description attached on Exhibit A, which is the same real estate as that covered by a Quit Claim Deed, from Richard Andrew Hanrahan, a/k/a Richard A. Hanrahan to Richard A. Hanrahan, Trustee of the Richard A. Hanrahan 2020 Revocable Trust under agreement dated July 7, 2020, and recorded October 14, 2020, in Book 2020, commencing on Page 3919 in the Office of the Madison County, Iowa, Recorder, with this Warranty Deed Amending and Substituted for Quit Claim Deed, without additional consideration, correcting, modifying and substituting for the above described Quit Claim Deed previously recorded, without additional consideration, for the property described on Exhibit A.

It is further agreed by Grantors that this Warranty Deed and Richard A. Hanrahan, as Trustee of the Grantee, the Revocable Trust, which is hereby transferring real property to the Trustee of the Revocable Trust the Settlers Trust signs this Warranty Deed conveying the real property to the Trustee, with the Warranty Deed including a General Waiver of Rights of Dower, homestead, and distributive share, the spouse, Virginia S. Hanrahan, is relinquishing her dower, homestead and distributive share rights in that real property since the foregoing Warranty Deed does include a general waiver of such rights of dower, homestead and distributive share with regard to the real property covered by the Warranty Deed. The surviving spouse does, however, retain other rights under Iowa Code Section 633.238 (2)-(3) (2019).

Dated: 6-10.

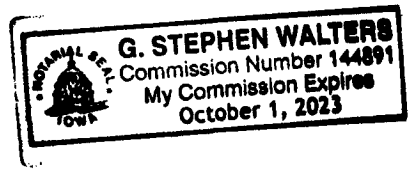
Richard A. Hanrahan
Richard A. Hanrahan, Grantor

Virginia S. Hanrahan
Virginia S. Hanrahan, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 10, 2021 by Richard Hanrahan and Virginia Hanrahan.

G. Stephen Walters
Signature of Notary Public



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:

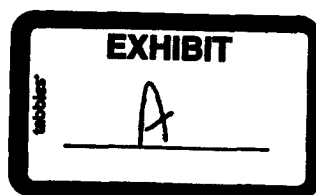
Richard Andrew Hanrahan a/k/a Richard A. Hanrahan

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

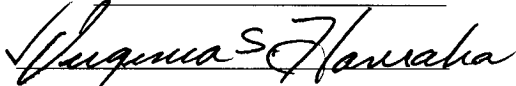


WRITTEN STATEMENT GRANTING WAIVER

By signing below, I, Virginia S. Hanrahan, acknowledge that I am giving up all rights to enjoyment of the real property described above and covered by the present Warranty Deed, regardless of whether or not I survive my spouse, Richard A. Hanrahan, and regardless of any rights Iowa law otherwise gives to me, with respect to such property. I am specifically waiving my elective share in the property described in this waiver, which is the real property covered by the present Warranty Deed.

This Waiver shall apply regardless of any changes made to the trust in the future, including any change to the beneficiaries of the trust.


Dated:



Virginia S. Hanrahan, Grantor

STATE OF IOWA, COUNTY OF MADISON

This Written Statement Granting Waiver was executed before me on June 10, 2021, by Virginia S. Hanrahan.


Signature of Notary Public

