

BK: 2021 PG: 2583
Recorded: 6/23/2021 at 12:59:44.0 PM
Pages 3
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: Bruce A. Willey, 3519 Center Point Rd. N.E., Cedar Rapids, IA 52402, Phone: (319) 390-5555

Taxpayer Information: Knothole Farms, LLC, 3205 220th St., St. Charles, IA 50240

Return Document To: Bruce A. Willey, 3519 Center Point Rd. N.E., Cedar Rapids, IA 52402

Grantors: Duane Willey and Jane Willey

Grantees: Knothole Farms, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Duane Willey and Jane Willey, husband and wife, do hereby convey to Knothole Farms, LLC, a limited liability company organized and existing under the laws of Iowa, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See Exhibit "A" attached hereto.

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.

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

Dated: 6/03/2021

[Signature of Duane Willey]
Duane Willey, Grantor

[Signature of Jane Willey]
Jane Willey, Grantor



STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 6/03/2021 by Duane Willey, a married individual.

[Signature of Notary Public]
Signature of Notary Public

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 6/03/2021 by Jane Willey, a married individual.

[Signature of Notary Public]
Signature of Notary Public

EXHIBIT "A"

Parcel "T" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4), and in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.90 acres, as shown in Plat of Survey filed in Book 2013, Page 462 on February 12, 2013, in the Office of the Recorder of Madison County, Iowa; AND Parcel "J" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4), and in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-four (34), containing 4.54 acres, as shown in Plat of Survey filed in Book 2013, Page 461 on February 12, 2013, in the Office of the Recorder of Madison County, Iowa; AND the North 15 acres of the East Half (1/2) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4); AND the East Half (1/2) of the Southeast Quarter (1/4) of said Section Thirty-four (34), EXCEPT a parcel of land located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty-four (34), containing 0.958 acres, as shown in Plat of Survey filed in Book 2003, Page 2494 on May 1, 2003, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty-four (34), containing 4.913 acres, as shown in Plat of Survey filed in Book 2, Page 401 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "H" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty-four (34), containing 2.50 acres, as shown in Plat of Survey filed in Book 2013, Page 460 on February 12, 2013, in the Office of the Recorder of Madison County, Iowa; AND the West One-Fourth (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND all that part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North of the centerline of the now existing county road, EXCEPT a tract of land located therein, more particularly described as follows, to-wit: Commencing 20 rods North of the Southwest corner of 22 acres on the East side of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Three (3), running thence East 26 2/3 rods, thence North 12 rods, thence West 26 2/3 rods, thence South 12 rods to the place of beginning, containing 2 acres more or less, AND EXCEPT a tract of land located therein, more particularly described as follows, to-wit: Commencing at the Southwest corner of the East 22 acres of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of said Section Three (3), and running thence North 528 feet to the place of beginning, thence North 200 feet, thence East 429.33 feet, thence South 200 feet, thence West 429.33 feet to the point of beginning; AND EXCEPT the West 24.45 Acres of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Three (3) lying North of the centerline of the now existing county road;