

**BK: 2021 PG: 2733**  
**Recorded: 7/2/2021 at 8:01:07.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.32**  
**Combined Fee: \$20.32**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**QUIT CLAIM DEED**  
**THE IOWA STATE BAR ASSOCIATION**  
**Official Form #106**  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

William A. Boatwright, Dentons Davis Brown Law Firm  
215 - 10th Street, Suite 1300, Des Moines, IA 50309  
(515) 288-2500

**Taxpayer Information:** (Name and complete address)

Phillip J. Nemmers, as Trustee of the Phillip J. Nemmers Revocable Trust  
1909 - 105th Street  
Earlham, IA 50072

**Return Document To:** (Name and complete address)

William A. Boatwright, Dentons Davis Brown Law Firm  
215 - 10th Street, Suite 1300  
Des Moines, IA 50309

**Grantors:**

Phillip Nemmers

**Grantees:**

Phillip J. Nemmers as Trustee of the  
Phillip J. Nemmers Revocable Trust Dated  
May 26, 2021

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** Book 2019, Page 469

William A. Boatwright ISBA # 0014258

**QUIT CLAIM DEED**

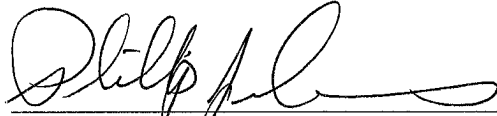
For the consideration of One (\$1.00) Dollar and other valuable consideration, Phillip Nemmers (a/k/a Phillip J. Nemmers), a single person, does hereby Quit Claim to Phillip J. Nemmers as Trustee of the Phillip J. Nemmers Revocable Trust dated May 26, 2021, all his right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except commencing at the West Quarter (1/4) Corner of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., thence North 90°00'00" East 945.00 feet along the Quarter Section Line to the point of beginning, thence continuing North 90°00'00" East 268.20 feet, thence North 00°30'57" West 248.99 feet, thence North 15°22'27" West 199.54 feet, thence North 90°00'00" West 204.93 feet, thence South 01°03'18" West 441.45 feet to the point of beginning, said parcel contains 2.543 acres including 0.246 acres of county road right of way.

This Deed is given for less than \$500.00 consideration, and is therefore exempt from transfer tax pursuant to § 428A.2(21), Code of Iowa.

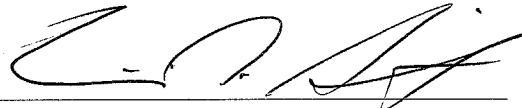
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment thereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 5/24/21

  
Phillip Nemmers (Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 26th day of May, 2021, by Phillip Nemmers.

  
Signature of Notary Public  
My Commission Expires: 10/13/23

