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Rec Amt \$12.00 Aud Amt \$10.00

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



### QUIT CLAIM DEED

164

**Return To:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067  
**Taxpayer:** Carol Ann Meints, Trustee, Carol Ann Meints Trust, 3082 Timber Trail, St. Charles, IA 50240  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067;  
Phone: (515) 462-4912

For the consideration of ---Estate Planning---, Carol Ann Meints, a/k/a Carol Meints, and Benjamin Thomas Allen, Wife and Husband, do hereby Quit Claim to Carol Ann Meints as Trustee of the Carol Ann Meints Trust under Trust Agreement dated August 5, 2021, all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

**The North Half (N½) of the Northeast Quarter (NE¼) of Section Thirty-three (33), and the South Half (S½) of the Southeast Quarter (SE¼) of Section Twenty-eight (28), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except the following described tract: Commencing at the South ¼ corner of Section 28-75-26 West of the 5th P.M., thence North 0°00' 946.3 feet long the West line of the South Half (S½) of the Southeast Quarter (SE¼) of said Section 28 to the point of beginning; thence continuing North 0°00' along said West line of the South Half (S½) 343.7 feet to the North line of said South Half (S½) of the Southeast Quarter (SE¼), thence North 87°16' East along the North line of said South Half (S½) of the Southeast Quarter (SE¼) 660.0 feet, thence South 0°00' 265.0 feet, thence South 87°16' West 45.0 feet, thence South 0°00' 78.7 feet, thence South 87°16' West 615.0 feet to the Point of Beginning.**

**This transfer is for estate planning purposes without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(21).**

The undersigned hereby relinquish 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: August 5, 2021.

Carol Ann Meints  
Carol Ann Meints, Grantor

Benjamin Thomas Allen  
Benjamin Thomas Allen, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 5, 2021, by Carol Ann Meints and Benjamin Thomas Allen.



Jane E Rosien  
Signature of Notary Public