



Document 2021 3328

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Date 8/10/2021 Time 9:27:47AM

Rec Amt \$12.00 Aud Amt \$10.00

INDX ✓
ANNO ✓
SCAN ✓
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



QUIT CLAIM DEED

Return To: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Rachel Connor, 3380 155th Street, Cumming, IA 50061
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067;
Phone: (515) 462-4912

For the consideration of ----- Gift from Grandparent to Grandchild -----, Marilyn J. Connor, a Single Person, does hereby Quit Claim to Rachel Connor, all her right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel "C" being a part of the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of Section One (1), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M. and part of the Southeast Quarter (SE¼) of Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa as shown by the Plat of Survey recorded September 18, 2020 in the Madison County Recorder's Office in Book 2020 at Page 3532.

The Grantor reserves onto herself, Patrick M. Connor, John J. Connor a/k/a Joe Connor, John J. Connor a/k/a Jack Connor, Thomas F. Connor and Weston P. Connor a perpetual easement to lay, maintain, inspect, operate, replace, change or remove a water well, pump and underground water lines to said water well, together with the rights of ingress and egress, over, along, across and under the above-described property.

The Grantor further reserves onto herself, her successors and assigns, a perpetual easement for ingress and egress upon the following described portion of the above described real estate, to-wit:

Commencing at the Northeast (NE) corner of said Section One (1); thence South 83°17'27" West a distance of 1,743.97 feet; thence South 12°46'46" East a distance of 189.53 feet; thence South 03°42'00" West a distance of 167.37 feet; thence South 20°10'47" West a distance of 31.85 feet to the Point of Beginning; thence South 20°10'47" West a distance of 114.62 feet; thence Southerly along an 80.00 foot

radius curve, concave Easterly, an arc length of 23.54 feet; and whose chord bears South 11°44'59" West, a chord length of 23.46 feet; thence South 03°19'10" West a distance of 63.04 feet; thence North 87°33'53" West a distance of 40.00 feet; thence North 03°19'10" East a distance of 63.66 feet; thence Northerly along a 120.00 foot radius curve, concave Easterly, an arc length of 35.31 feet; and whose chord bears North 11°44'59" East, a chord length of 35.18 feet; thence North 20°10'47" East a distance of 125.08 feet; thence South 55°09'45" East a distance of 41.35 feet to the point of beginning. (hereinafter referred to as "Easement Area").

In the event Rachel Connor ceases to own the real estate conveyed in this instrument, then and in that event only, ownership of the foregoing described "Easement Area" shall revert to Grantor, or her successors or assigns who thereafter own the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section One (1) and the South 3/4 of the West 1/2 of the Southeast Quarter (S 3/4 W 1/2 SE 1/4) of Section Thirty-six (36), all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. In the event ownership of such parcels is divided and not owned by the same person or entity, ownership of the "Easement Area" shall also be divided and shall revert to the owner of the parcel adjacent to the divided portion(s) of the "Easement Area".

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

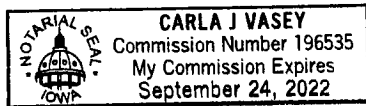
The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 6th, 2021

Marilyn J. Connor
Marilyn J. Connor, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 6th, 2021, by Marilyn J. Connor.



Carla J. Vasey
Signature of Notary Public