



Document 2021 3391

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Date 8/13/2021 Time 10:17:50AM

Rec Amt \$17.00 Aud Amt \$10.00

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ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**QUIT CLAIM DEED  
Recorder's Cover Sheet**

E ✓

**Preparer Information of Cover Sheet:**

Joseph K. Strong, 106 East Salem Avenue, PO Box 215, Indianola, IA 50125  
(515) 961-2574

**Taxpayer Information:**

Nancy D. Phillips, Trustee of the Nancy D. Phillips Trust 'U/A' dated July 29, 2021  
435 West Street N, Truro, IA 50257

**Return Address:**

Joseph K. Strong, 106 East Salem Avenue, PO Box 215, Indianola, IA 50125  
(515) 961-2574

**Grantors:**

Nancy D. Phillips

**Grantees:**

Nancy D. Phillips, Trustee of the Nancy D. Phillips Trust 'U/A' dated July 29, 2021

**Legal Description:** See Page 2

Document or instrument number if applicable: See Page 2

**QUIT CLAIM DEED**

For the consideration of One Dollar and other valuable consideration, Nancy D. Phillips, an unmarried person, does hereby Quit Claim and convey to Nancy D. Phillips, Trustee of the Nancy D. Phillips Trust 'U/A' dated July 29, 2021 all my right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See Addendum

Subject to easements and covenants of record

No actual consideration

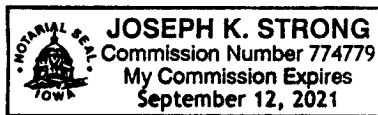
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 29, 2021

Nancy D Phillips  
Nancy D. Phillips Grantor

STATE OF IOWA, COUNTY OF WARREN: ss

This record was acknowledged before me on July 29, 2021 by Nancy D. Phillips, an unmarried person.



[Signature]  
Notary Public

## ADDENDUM

### No. 1

The West One-half (1/2) of the Northwest Quarter (1/4) which is East of present road and the roadbed South of river, the Northeast Quarter (1/4) of the Southwest Quarter (1/4) all in Section Thirty-four (34), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, and an easement to a tract described as beginning 20 feet North of the Northeast corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), thence South twenty (20) feet, thence East twenty (20) feet, thence northwesterly to the point of beginning, together with all easements and servient estates appurtenant thereto

### EXCEPT

Parcel "A" located in the Northwest Quarter of the Northwest Quarter of Section 34, Township 74 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2015, Page 944 of the Recorder's Office of Madison County, Iowa. Grantors hereby reserve for themselves, their heirs, successors and assigns, an access easement 20 feet in width, as shown on said Plat of Survey recorded in Book 2015, Page 944 of the Recorder's Office of Madison County, Iowa

### No. 2

The South Half of the Southwest Quarter (S1/2 SW1/4) of Section Thirty-three (33) and the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Thirty-three (33), except a tract of land described as follows: Commencing at the Northeast Corner of said 40-acre tract and running thence West 40 rods; thence South to the middle of South River; thence down said river to the East Line of said 40-acre tract; thence North to the place of beginning; said exception containing 13 acres, more or less; all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa