

BK: 2021 PG: 4383
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Pages 6
County Recording Fee: \$72.00
Iowa E-Filing Fee: \$4.34
Combined Fee: \$76.34
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

QUIT CLAIM DEED

Preparer Information:

Julie A. Buenzow
Barker, Hodgson, & Miller P.C.
7745 Office Plaza Drive North, Ste. 170
West Des Moines, IA 50266
Phone: (515) 612-7178

Taxpayer Information:

Robert M. Casper and Margaret M. Casper
2218 N. John Wayne Drive
Winterset, IA

Return Document To:

Robert M. Casper and Margaret M. Casper
2218 N. John Wayne Drive
Winterset, IA

Grantors:

Robert M. Casper
Margaret M. Casper

Grantees:

Robert M. Casper and Margaret M. Casper, or their Successor(s), as Co-Trustees of the
Robert M. Casper Revocable Trust U/A/D September 23, 2021

Legal Description: See Page 2

Document or instrument number of previously recorded documents:


QUIT CLAIM DEED

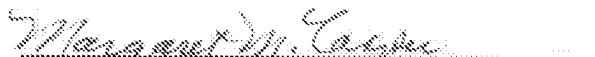
For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Robert M. Casper and Margaret M. Casper, husband and wife, do hereby Quit Claim to Robert M. Casper and Margaret M. Casper or their Successor(s), as Co-Trustees of the Robert M. Casper Revocable Trust U/A/D September 23, 2021 all of their right, title, interest, estate, claim and demand in the real estate in Madison County, Iowa described on Exhibit "A" attached hereto.

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

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.

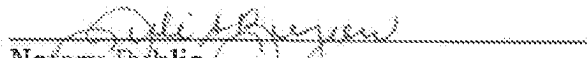
Dated the 23rd day of September, 2021.


Robert M. Casper (Grantor)


Margaret M. Casper (Grantor)

STATE OF IOWA)
) ss:
COUNTY OF DALLAS)

This instrument was acknowledged before me on the 23rd day of September, 2021, by Robert M. Casper and Margaret M. Casper, husband and wife.


Notary Public

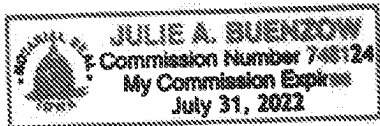


Exhibit "A"

The Northeast Quarter (1/4) of the Southwest Quarter (1/4), **AND** the Northwest Quarter (1/4) of the Southeast Quarter (1/4), **AND** the North Half (1/2) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Seventeen (17), Township Seventy-six (76) North, Range twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

The West Half (1/2) of the Northwest Fractional Quarter (1/4) and the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and all that part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) lying North of North River, **AND** the West Half (1/2) of the Southeast Quarter (1/4), **ALL** in Section Five (5), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **also** all rights in the easement for a right-of-way in, upon, along and over the East 49 1/2 feet of the West Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, for the passage of vehicles, machinery, equipment, animals and persons on foot or by other means of travel, as existing, and as expressed by the instrument entitled "Grant of Right of Way" made by Margaret Tiernan and John M. Tiernan, her husband, recorded in Book 91 of Deeds in the office of the County Recorder of Madison County, Iowa, at page 374.

All that part of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, which lies Northerly of the middle of the main channel of North Branch as the said stream flows across said 40 acre tract and estimated to contain 8 1/2 acres, more or less,

The South Half (1/2) of the Northeast Quarter (1/4), **AND** the Northwest Quarter (1/4) of the Southeast Quarter (1/4); **AND** the East Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4), **AND** all that part of the East Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) which lies North of North River; **ALL** in Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following described tracts, to-wit: 1. A tract of land located in the South Half (1/2) of the Northeast Quarter (1/4) of said Section Twelve (12) and more particularly described as follows, to-wit: Commencing at the center of U. S. Highway No. 169, at a point where said highway crosses the North line of said South Half (1/2) of the Northeast Quarter (1/4) of said Section Twelve (12), running thence West 82 rods, thence South 770 feet, thence East to the center of said highway No. 169, thence in a northerly direction along the center of said highway to the point of beginning; 2. A tract of land located in the South Half (1/2) of the Northeast Quarter (1/4) of said Section Twelve (12) and more particularly described as follows, to-wit: Commencing at the NW corner of the East Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence S 89° 18' East 859.0 feet to the point of beginning; thence S 0° 40' W 825.50 feet; thence S 69° 57' E. 517.50 feet; thence N. 82° 06' E. 663.0 feet; thence N. 62° 48' E 359.50 feet; thence N 88° 47' E. 376.0 feet to the centerline of the

present highway; thence N. 20°13' E. along the centerline of the present highway approximately 748.0 feet to a point on the North line of the South Half (1/2) of the Northeast Quarter (1/4) of said Section Twelve (12); thence along said line in a westerly direction 2105.0 feet to the point of beginning and containing 38.51 acres, more or less, including the present highway right of ways. NOTE: The West line of the East Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12) was assumed to bear due North and South;

3. That part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12) lying E. of the center of U. S. Highway No. 169 and lying S. and E. of the present main channel of North River in said Section Twelve (12), which is more specifically described as: Commencing at the East Quarter (1/4) corner of said Section Twelve (12), and being the point of beginning; thence N. 00°00' 771.6 feet along the Section line to the center of the main channel of North River, thence S. 70°18' W. 110.0 feet along said channel, thence S. 21°00' W. 98.0 feet, thence S. 13°48' E. 230.0 feet, thence S. 21°27' W. 248.0 feet, thence S. 62°00' W. 300.0 feet, thence S. 74°47' W. 110.0 feet, thence N. 64°29' W. 170.9 feet, thence S. 20°48' W. 72.0 feet, along the easterly right-of-way line of U. S. Highway No. 169, thence S. 88°00' E. 725.7 feet along the S. line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section-Twelve (12) to the point of beginning;

4. A parcel of land located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12), lying on both sides of part of the following described centerline of Primary Road No. U. S. 169, as shown on Official plans for Project FN-169-3(1)--21-61. The centerline, designated by station points 100 feet apart, numbered consecutively from Southwest to Northeast is described as follows: Beginning at Station 197+34.8, a point 825.7 ft. West of the E. 1/4 Corner of said Section Twelve (12), on the south line of the Northeast Quarter (1/4) thereof, thence N 21° 36' E 1365.2 ft. to Station 211+00.0. Also, beginning at said Station 197+34.8, thence S21°36' W 84.8 ft. to Station 196+50.0. Said parcel is described as follows: All that part of the South Half (1/2) of the Northeast Quarter (1/4) of said Section Twelve (12), EXCEPT a tract of land described as "Commencing at the NW corner of the East Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence S 89°18' East 859.0 feet to the point of beginning; thence S 0°40' W 825.50 feet; thence S 69°57' E 517.50 feet; thence N 82° 06' E 663.0 feet; thence N 62° 48' E 359.50 feet ; thence N 88°47' E 376.0 feet to the centerline of the present highway; thence N 20°13' E along the centerline of the present highway approximately 748.0 feet to a point on the north line of the South Half (1/2) of the Northeast Quarter (1/4) of said Section Twelve (12); thence along said line in a westerly direction 2105.0 feet to the point of beginning", that is bounded on the east by a line 95 feet normally distant easterly of and parallel to the above described centerline and bounded on the west by a line beginning at a point 150 feet normally distant westerly of centerline on the south line of said South Half (1/2) of the Northeast Quarter (1/4), thence to a point 150 feet normally distant westerly of Sta. 199+50, thence to a point 105 feet normally distant westerly of Sta. 201+00, thence to a point 105 feet normally distant westerly of Sta. 204+00. Said parcel contains 2.5 acres, more or less, exclusive of the present established right-of-way. NOTE: The west line of the East Half (1/2) Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12) is assumed to bear due North and South for the description of the above exception. NOTE: The south line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12) is assumed to bear East and West for the centerline.

5. Tract One (1) of Parcel "L", located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twelve (12), as shown in Corrected Plat of Survey filed in Book 2014, Page 290 on February 6, 2014, in the Office of the Recorder of Madison County, Iowa.

All that part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) lying North of the present main channel of North River in Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 1.9 acres, more or less.

The Southeast Quarter (1/4) of Section Twenty-four (24); **AND** the East Half (1/2) of the East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-four (24); **AND** the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25); **AND** all that part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-five (25) lying East and North of Cedar Creek, **ALL** in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; **EXCEPT** the following-described tracts, to-wit:

1. A tract of land located in the Southeast Quarter (1/4) and in the East Half (1/2) of the East Half (1/2) of the Southwest Quarter (1/4) of said Section Twenty-four (24), more particularly described as follows, to-wit: Commencing at a point 350.28 feet West of the center of said Section Twenty-four (24), thence South 40 feet, thence South 37°31' East 3209.44 feet to a point 60 feet North of the South side of the Southeast Quarter (1/4) of said Section Twenty-four (24), thence North 89°56' West 189.24 feet, thence North 37°30' West 1837.45 feet, thence South 89°54.5' West 962.32 feet to the centerline of a county road, thence North 0°05.5' West 1130.5 feet along the centerline of said county road, thence East 317.72 feet to the point of beginning and containing 25 acres, more or less.

2. A tract of land located in the Southeast Quarter (1/4) and in the East Half (1/2) of the East Half (1/2) of the Southwest Quarter (1/4) of said Section Twenty-four (24), more particularly described as follows, to-wit: Commencing at the Northeast Corner of the Southwest Quarter (1/4) of said Section Twenty-four (24), thence North 90°00' West 255.7 feet to the Point of Beginning; thence South 00°00' 40.0 feet; thence South 37°30' East 3209.6 feet; thence North 89°56' West 94.62 feet; thence North 37°30' West 3209.44 feet; thence North 00° 40.0 feet to the North line of said Southwest Quarter (1/4), thence North 90°00' East 94.54 feet to the point of beginning.

3. A tract of land located in the Southeast Quarter (1/4) of said Section Twenty-four (24), more particularly described as follows, to-wit: Commencing at the Northeast Corner of the Southwest Quarter (1/4) of said Section Twenty-four (24), thence North 90°00' West 255.7 feet, thence South 00°00' 40.0 feet; thence South 37°30' East 3209.6

feet; thence North 84°56' West 378.5 feet to the point of beginning, thence North 37°30' West 1837.0 feet; thence North 89°52' East 94.69 feet; thence South 37°30' East 1837.45 feet; thence North 89°56' West 94.62 feet to the point of beginning.

4. The East 523.875 feet of the Southeast Quarter (1/4) of said Section Twenty-four (24).

5. Parcel "C" and Parcel "M" located in the East Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Southeast Quarter (1/4) of Section Twenty-four (24); and also in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), **ALL** in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing a combined total of 14.86

acres, as shown in Plat of Survey filed in Book 2016, Page 2737 on September 20, 2016, in the Office of the Recorder of Madison County, Iowa.

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a tract of land located therein and more particularly described as follows, to-wit: Commencing at the Northeast Corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-five (25), thence West 500 feet, thence South 500 feet, thence East 500 feet, thence North to the point of beginning.