

Return To: Matthew Bollman, 1415 28th St STE 160, West Des Moines, Iowa, 50266
Taxpayer: Catherine J. Bussanmas, 910 N. 3rd Avenue, Winterset, IA 50273
Preparer: Matthew Bollman, 1415 28th St STE 160, West Des Moines, IA 50266, Phone: (515) 727-0986




QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Catherine J. Bussanmas, an unmarried widow, does hereby Convey to Catherine Bussanmas, Trustee of the Catherine Bussanmas Revocable Trust dated February 26, 2021, and any amendments thereto all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).
See attached Addendum for legal descriptions.

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: February 26, 2021.


Catherine J. Bussanmas, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on February 26, 2021 by Catherine J. Bussanmas, an unmarried widow.




Signature of Notary Public

ADDENDUM

Parcel "B", located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) and In the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 0 16'31" East, 499.49 feet along the West line of the Northwest Quarter (1/4) of said Section Thirty-six (36) to a point on the centerline of the existing channel of Middle River; thence South 80 50'23" East, 100.92 feet along said river channel; thence North 81 17'58" East, 140.00 feet along said river channel; thence South 61 11'37" East, 193.74 feet along said river channel; thence North 88 39'24" East, 181.23 feet along said river channel; thence South 45 32'29" East, 84.34 feet along said river channel; thence North 66 55'23" East, 148.35 feet along said river channel; thence South 71 02'21" East, 115.78 feet along said river channel; thence South 42 17'26" East, 139.72 feet along said river channel; thence South 15 21'41" East, 137.72 feet along said river channel; thence South 29 18'48", 143.58 feet along said river channel; thence South 40 04'05" West, 315.80 feet along said river channel; thence South 37 34'53" West, 221.93 feet along said river channel; thence South 58 42'00" West, 90.58 feet along said river channel; thence South 61 29'26" West, 193.05 feet along said river channel; thence South 37 01'59" West, 60.29 feet along said river channel to a point on the existing North line of an adjoining plat of survey; thence South 84 10'26" West, 394.38 feet along said survey line to a point on the West line of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-six (36); thence North 0 11'54" West, 659.91 feet along the West line of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-six (36) to the Point of Beginning. Said Parcel contains 20.483 acres.

And,

Lot 4 of Circle Heights Plat No. 3, Phase 2, City of Winterset, Madison County, Iowa.