

BK: 2023 PG: 1134  
Recorded: 5/23/2023 at 11:34:53.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.32  
Combined Fee: \$20.32  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

Prepared By/Return To: Elissa M. Hodges, 1205 N. Ankeny Blvd., Ste. 201, Ankeny, IA 50023, 515-465-1400  
Mail Tax Notices to: Trustee, Claire A. Seely Trust, c/o 3011 Hickory Ridge Rd., St. Charles, IA 50240

### QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Richard S. Seely and Claire A. Seely**, husband and wife, in consideration of the sum of One Dollar (\$1.00) in hand paid, do hereby Quit Claim unto **Trustee of the Claire A. Seely Trust dated May 22, 2023**, all their right, title, interest, estate, claim and demand in the following described real estate situated in **Madison County**, Iowa, to-wit:

Parcel "E", located in the West Half (1/2) of the Northwest Quarter (1/4) of section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 694 on June 3, 1996 in the Office of the Recorder of Madison County, Iowa;

AND

Parcel "G" located in the West Half of the Northwest Quarter of Section 16, Township 75 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter corner of Section 16, Township 75 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence North 0°00'00" East along the West line of the Northwest Quarter of said Section 16, 617.70 feet to the Point of Beginning; thence North 88°14'31" East, 623.11 feet; thence North 26°38'38" West, 486.42 feet; thence North 11°23'05" West, 952.65 feet to a point in an existing fenceline; thence South 83°11'20" West along an existing fenceline, 218.17 feet to a point on the West line of the Northwest Quarter of said Section 16; thence South 0°00'00" West along the West line of the Northwest Quarter of said Section 16, 1361.92 feet to the Point of Beginning. Said parcel contains 11.860 acres;

subject to easements, zoning and restrictions or covenants of record;

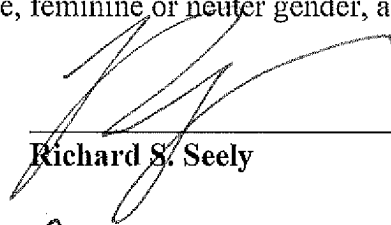
and locally known as 3011 Hickory Ridge Road, St. Charles, Iowa 50240.

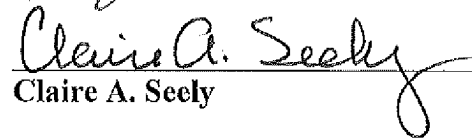
Exemption No. 21 – Consideration less than \$500.00.

Each of the undersigned hereby relinquishes all right of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated May 22, 2023.

  
\_\_\_\_\_  
Richard S. Seely

  
\_\_\_\_\_  
Claire A. Seely

STATE OF IOWA            )  
  ) ss.  
COUNTY OF WARREN    )

This record was acknowledged before me on this 22<sup>nd</sup> day of May, 2023, by Richard S. Seely and Claire A. Seely, husband and wife.

  
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Signature of Notary Public

