



Document 2023 1188

Book 2023 Page 1188 Type 03 004 Pages 2

Date 5/30/2023 Time 11:40:27AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

DAVID AND COREEN AVERY, 9189 Mills Civic Parkway, West Des Moines, Iowa 50266

File #42250-23-RFB (rfb)

QUIT CLAIM DEED

Legal: **The Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of Section 1, Township 75 North, Range 29, West of the 5th P.M., Madison County, Iowa**

EXCEPT Parcel “B”, located in the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section 1, Township 75 North, Range 29, West of the 5th P.M., Madison County, Iowa containing 1.70 acres, more or less, as shown in Plat of Survey filed March 9, 2016 in Book 2016, Page 579 in the Office of the Recorder of Madison County, Iowa

AND EXCEPT Parcel “C”, located in the Southeast Quarter of the Southwest Quarter (SE ¼ SW) of said Section 1, Township 75 North, Range 29, West of the 5th P.M., Madison County, Iowa, containing 20.00 acres, more or less, as shown in Plat of Survey recorded February 22, 2022 in Book 2022, Page 345 in the Office of the Recorder of Madison County, Iowa

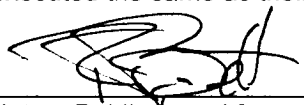
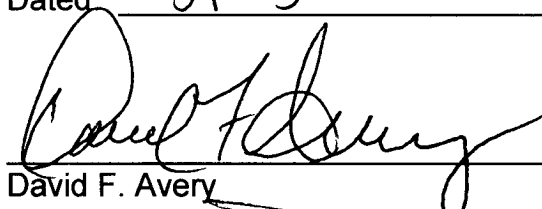
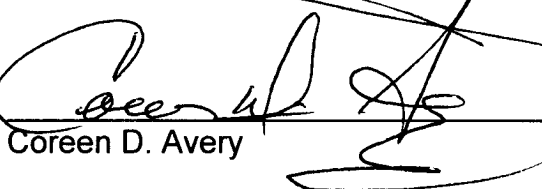
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **David F. Avery and Coreen D. Avery, a married couple**, do hereby Quit Claim all right, title, and interest in and to the above-described real estate to **David F. Avery and Coreen D. Avery, as Trustees of the David F. Avery and Coreen D. Avery Family Revocable Trust**.

EXEMPTION – Transfer without consideration

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

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.

<p>STATE OF IOWA)) SS: COUNTY OF POLK)</p> <p>On this <u>23rd</u> day of <u>May</u>, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared David F. Avery and Coreen D. Avery, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.</p> <p> _____ Notary Public in and for said State</p>	<p>Dated: <u>5/23</u>, 2023</p> <p> _____ David F. Avery</p> <p> _____ Coreen D. Avery</p>
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