

BK: 2023 PG: 1258
Recorded: 6/5/2023 at 12:04:25.0 PM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.50
Combined Fee: \$30.50
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information:

Scott Riemenschneider, AT0006626
Wilson Deege Despotovich Riemenschneider & Rittgers, PLC
4200 University Ave, Ste 424, West Des Moines, IA 50266, Phone: 515-327-1000

Taxpayer Information:

John D. Linhart (Trustee) and Melissa E. Linhart (Trustee)
15441 US Hwy 69
Weldon, IA 50264

Return Document To: (name and complete address)

Scott Riemenschneider, AT0006626
Wilson Deege Despotovich Riemenschneider & Rittgers, PLC
4200 University Ave, Ste 424, West Des Moines, IA 50266

Grantors:

Melissa Linhart
John D. Linhart

Grantees:

John D. Linhart and Melissa E. Linhart, Trustees of the
John and Melissa Linhart Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Melissa Linhart a/k/a Melissa E. Linhart and John D. Linhart, a married couple, do hereby Quit Claim to John D. Linhart and Melissa E. Linhart, Trustees of the John and Melissa Linhart Revocable Trust dated June 2, 2023, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See attached Exhibit "A".

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

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: June 2, 2023.

Melissa E. Linhart

Melissa Linhart, Grantor
a/k/a Melissa E. Linhart

John D. Linhart

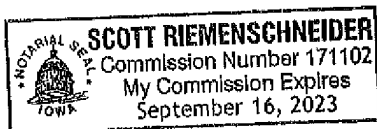
John D. Linhart, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on June 2, 2023, by Melissa Linhart a/k/a Melissa E. Linhart and John D. Linhart a married couple.

Scott Riemenschneider

Signature of Notary Public



The South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT all that part thereof located East of Clanton Creek.

AND

The South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT all that part thereof lying South and East of Clanton Creek; AND all that part of the North-central part of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-eight (28) lying North of Clanton Creek; AND a tract of land located in the Southwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-eight (28) lying South and West of Clanton Creek; AND the West 9 rods of the South 4 rods, 7 feet and 4 inches of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-eight (28); AND the East 35 acres of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND the South $8\frac{1}{2}$ rods of the East 9 and $35/85$ rods of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-nine (29); AND the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-nine (29), EXCEPT all that part of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-nine (29) lying East of Clanton Creek.

EXHIBIT "A"