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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Preparer: Michael Welch 300 Walnut St. Ste 205 Des Moines, IA 50309 (515) 246-8621
Taxpayer: Michael Welch 300 Walnut St. Ste 205 Des Moines, IA 50309
Return To: Michael Welch 300 Walnut St. Ste 205 Des Moines, IA 50309

Quit Claim Deed

For the consideration of One Dollar (s) and other valuable consideration, Welch Enterprise, LC, manager, Michael D. Welch, a married person, does hereby Quit Claim convey to Michri Living Revocable Trust, U/A (03/29/2018), Michael D. Welch and Christine R. Welch, TTEE the following described real estate in Madison County, Iowa:

See Attached: Exhibit A

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

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.

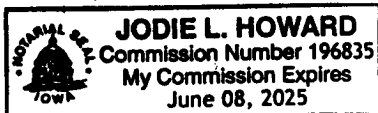
Dated: 8/31/2023
Michael D. Welch

Michael D. Welch (Grantor)

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on 8/31/2023
by Michael D. Welch, a married person.

Jodie L. Howard



Dated: 8/23/2023

Michael D. Welch

Michael D. Welch (Grantor)

Exhibit A

Commencing at the Southeast corner of the Northwest Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, running thence West 20 rods, thence North 2 rods, thence West 22 rods, thence North to the North line of said Section Two (2), thence East 42 rods, thence South to the point of beginning, excepting therefrom that part of the South One (1) acre of the West Three-fourths (3/4) of the Northwest Fractional Quarter (1/4) of the Northeast Quarter (1/4) of said Section Two (2), that may lie therein.

AND

The Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., EXCEPT the following three tracts:

1. A tract of land commencing at the Northeast Corner of the Northeast Fractional Quarter (1/4) of the Northeast Fractional Quarter (1/4) of said Section Two (2), running thence West 500 feet along the North line of said 40-acre tract, thence South 265 feet, thence East 500 feet parallel with the North line of said 40-acre tract to the East line of said 40-acre tract, thence North 265 feet to the point of beginning.
2. A parcel of land in the Northeast Fractional Quarter (1/4) of the Northeast Fractional Quarter (1/4) of said Section Two (2), described as commencing at the Northeast Corner of said Northeast Fractional Quarter (1/4) of the Northeast Fractional Quarter (1/4); thence South 265 feet along the East line of said Northeast Fractional Quarter (1/4) of the Northeast Fractional Quarter (1/4) to the Point of Beginning, thence North 88°52' West 737.20 feet parallel to the North line of the Northeast Fractional Quarter (1/4) of the Northeast Fractional Quarter (1/4); thence South 70°23' West 189.80 feet thence South 04°07' West 380.30 feet; thence South 87°20' East 138.10 feet; thence South 15°37' East 358.10 feet; thence South 00°47' West 304.30 feet; thence South 89°00' East 713.00 feet along the South line of the Northeast Fractional Quarter (1/4) of the Northeast Fractional Quarter (1/4); thence North 00°00' 1,096.40 feet to the Point of Beginning. Said excepted parcel contains 20.3699 Acres including 0.9134 Acres of County Road Right-of-Way. The East line of the Northeast Fractional Quarter (1/4) of the Northeast Fractional Quarter (1/4) of said Section Two (2), is assumed to bear due North and South.
3. Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Two (2), containing 1.32 acres as shown in Amended Plat of Survey filed in Book 2007, Page 900 on March 5, 2007, in the Office of the Recorder of Madison County, Iowa.