

BK: 2023 PG: 2299
Recorded: 9/20/2023 at 2:09:29.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information:

Cynthia A. Bahls
The Law Shop by Skogerson McGinn, LLC
413 Grant St.
P.O. Box 252
Van Meter, IA 50261
Phone: (515) 996-4045

Taxpayer Information:

James Robert Miller
2459 160th St.
Van Meter, IA 50261

Return Document To:

Cynthia A. Bahls
The Law Shop by Skogerson McGinn, LLC
413 Grant St.
P.O. Box 252
Van Meter, IA 50261
Phone: (515) 996-4045

Grantors:

James Robert Miller
Sherry Lynn Miller

Grantees:

James Robert Miller, or his Successor(s), as Trustee of the James Robert Miller Revocable Trust
u/a/d September 14, 2023.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, James Robert Miller and Sherry Lynn Miller, a married couple, do hereby Quit Claim to James Robert Miller, or his Successor(s), as Trustee of the James Robert Miller Revocable Trust, u/a/d dated September 14, 2023, all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Lot Two (2) of North River Subdivision -- All of Parcel "D," except for Parcel "G," located in the Southeast Quarter of the Southwest Quarter (SE 1/4SW 1/4) and the southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M. Madison County, Iowa; thence North 89 degrees 56'30" East, 495.50 feet along the South line of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Thirty-three (33) to the Point of Beginning; thence North 0 degrees 00'09" West, 1318.65 feet to a point on the North line of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Thirty-three (33); thence North 90 degrees 56'05" East, 819.51 feet along an existing fence line to the Northeast corner of the southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Thirty-three (33); thence North 89 degrees 56'57" East, 37.33 feet along an existing fence line which is the North line of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of said Section Thirty-three (33); thence South 30 degrees 16'11" West, 612.98 feet along an existing fence line; thence South 0 degrees 05'13" West, 789.66 feet along an existing fence line to a point on the South line of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section thirty-three (33) ; thence South 89 degrees 56'30" West, 546.60 feet along the South line of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of said Section Thirty-three (33) to the Point of Beginning. Said Parcel contains 18.451 acres, including 0.513 acre of County Road right-of-way.

(known locally as 2459 160th St., Van Meter, IA 50261)

This deed and transfer is exempt from transfer tax, declaration of value and groundwater hazard statements pursuant 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: September 14, 2023



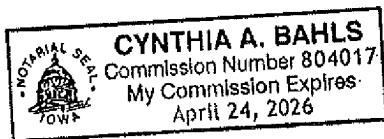
JAMES ROBERT MILLER (Grantor)

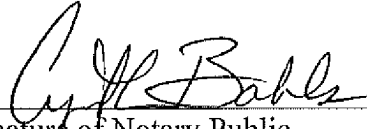


SHERRY LYNN MILLER (Grantor)

STATE OF IOWA, COUNTY OF DALLAS, ss:

This instrument was acknowledged before me on September 14, 2023, by JAMES ROBERT MILLER and SHERRY LYNN MILLER.





Signature of Notary Public