



Document 2023 2337

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Date 9/25/2023 Time 10:29:09AM

Rec Amt \$12.00 Aud Amt \$15.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

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

Preparer Information of Cover Sheet:

Joseph K. Strong, 106 East Salem Avenue, PO Box 215, Indianola, IA 50125
(515) 961-2574

Taxpayer Information:

Nancy D. Phillips, Trustee of the Nancy D. Phillips Trust 'U/A' dated July 29, 2021
435 West Street N, Truro, IA 50257

E ✓ Return Address:

Joseph K. Strong, 106 East Salem Avenue, PO Box 215, Indianola, IA 50125
(515) 961-2574

Grantors:

Nancy D. Phillips

Grantees:

Nancy D. Phillips, Trustee of the Nancy D. Phillips Trust 'U/A' dated July 29, 2021

Legal Description: See Page 2

Document or instrument number if applicable: See Page 2

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, Nancy D. Phillips, an unmarried person, does hereby Quit Claim and convey to Nancy D. Phillips, Trustee of the Nancy D. Phillips Trust 'U/A' dated July 29, 2021 all my right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Lot Three (3) in Block One (1) of Kale's Addition to the Town of Truro, Iowa

AND

The South Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-seven (27) and the East Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-four (34), except a tract commencing at a point 20 feet North of the Southwest corner of said last described 80-acre tract, and running thence South 20 feet to said corner, thence East 20 feet, thence Northwest in a straight line to the point of beginning; in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

Subject to easements and covenants of record

Exemption No. 428A.2(21) - No actual consideration

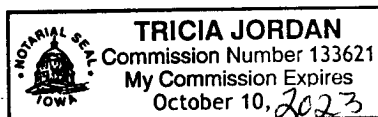
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Sept 15, 2023

Nancy Phillips
Nancy D. Phillips Grantor

STATE OF IOWA, COUNTY OF WARREN: ss

This record was acknowledged before me on September 15, 2023 by Nancy D. Phillips, an unmarried person.



Tricia Jordan
Notary Public