



Document 2023 2422

Book 2023 Page 2422 Type 03 002 Pages 3

Date 10/02/2023 Time 11:34:07AM

Rec Amt \$17.00 Aud Amt \$10.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

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:

Larry M. Phillips, Trustee of the Larry M. Phillips Trust 'U/A' dated September 20, 2023
3023 332nd Street, Truro, IA 50257

Return Address:

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

Grantors:

Larry M. Phillips

Grantees:

Larry M. Phillips, Trustee of the Larry M. Phillips Trust 'U/A' dated September 20, 2023

Legal Description: See Page 3

Document or instrument number if applicable: See Page 2

QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) ----- and other valuable consideration, **Larry M. Phillips**, an unmarried person, does hereby Quit Claim and Convey to **Larry M. Phillips, Trustee of the Larry M. Phillips Trust 'U/A' dated September 20, 2023** all my right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

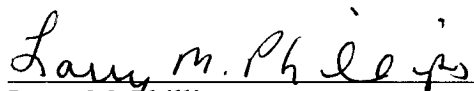
SEE ADDENDUM

Subject to easements and covenants of record

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

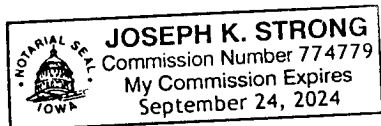
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

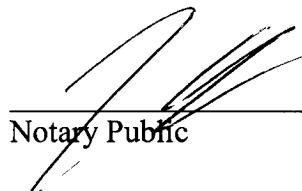
Dated: September 20, 2023


Larry M. Phillips
Grantor

STATE OF IOWA, COUNTY OF WARREN: ss

This record was acknowledged before me on 9/30, 2023 by Larry M. Phillips, an unmarried person.





Notary Public

ADDENDUM

No. 1

Parcel "B" – That part of the North Half of the Northwest Quarter of Section 33, Township 74 North, Range 26 West of the 5th P.M., as shown in Plat of Survey filed in Book 2008, Page 1428 on May 5, 2008 in the office of the Recorder of Madison County, Iowa

No. 2

Commencing at a point 80 feet South and 33 feet West of the Northeast Corner of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., and running thence West 221 feet; thence South 52 feet; thence East 52 feet; thence South 38 feet; thence East 169 feet; thence North 90°00' to the point of beginning