



Document 2023 2488

Book 2023 Page 2488 Type 03 002 Pages 4
Date 10/10/2023 Time 10:29:39AM
Rec Amt \$22.00 Aud Amt \$5.00

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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:

Gary L. Ridout and Jennifer L. Ridout, Co-Trustees of the Gary L. Ridout
Trust 'U/A' dated September 28, 2023
12231 90th Avenue, Indianola, IA 50125

Return Address:

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

Grantors:

Gary L. Ridout
Jennifer L. Ridout

Grantees:

Gary L. Ridout and Jennifer L. Ridout, Co-Trustees of the Gary L. Ridout Trust 'U/A' dated
September 28, 2023

Legal Description: See Page 3

Document or instrument number if applicable: See Page 2

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, **Gary L. Ridout and Jennifer L. Ridout**, husband and wife, do hereby Quit Claim and Convey to **Gary L. Ridout and Jennifer L. Ridout, Co-Trustees of the Gary L. Ridout Trust 'U/A' dated September 28, 2023** all our 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

Jennifer L. Ridout has signed solely for purposes of releasing her homestead, dower and spousal rights

Exemption No. 428A.2(11). No actual consideration

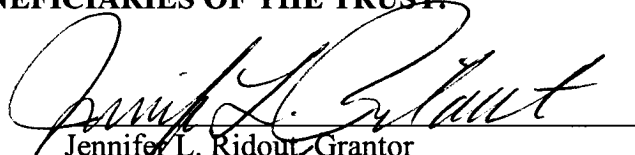
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: September 28, 2023



Gary L. Ridout, Grantor

I, JENNIFER L. RIDOUT, BY SIGNING BELOW, I ACKNOWLEDGE THAT I AM GIVING UP ALL RIGHTS TO ENJOYMENT OF THE PROPERTY DESCRIBED ABOVE, REGARDLESS OF WHETHER OR NOT I SURVIVE MY SPOUSE AND REGARDLESS OF ANY RIGHTS IOWA LAW OTHERWISE GIVES ME WITH RESPECT TO SUCH PROPERTY, I AM SPECIFICALLY WAIVING MY ELECTIVE SHARE IN THE PROPERTY DESCRIBED IN THIS WAIVER. THIS WAIVER SHALL APPLY REGARDLESS OF ANY CHANGES MADE TO THE TRUST IN THE FUTURE, INCLUDING ANY CHANGE TO THE BENEFICIARIES OF THE TRUST.

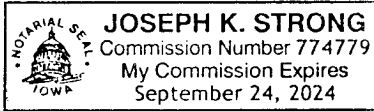


Jennifer L. Ridout, Grantor

Dated this 28 day of September, 2023

STATE OF IOWA, COUNTY OF WARREN: ss

This record was acknowledged before me on September 29, 2023 by Gary L. Ridout.
Husband.

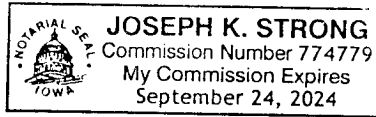


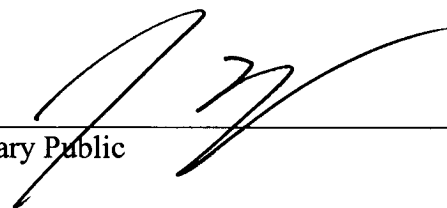


Notary Public

STATE OF IOWA, COUNTY OF WARREN: ss

This record was acknowledged before me on September 28, 2023 by Jennifer L.
Ridout, Wife.





Notary Public

ADDENDUM

Commencing at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence South 198 feet, thence West 632 feet, thence West 632 feet, thence in a Northwesterly direction to a point 688 feet West of the point of beginning, and thence East to the point of beginning, consisting of 3 acres

AND

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16) Township Seventy-Four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

EXCEPT Parcel B of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 74 North, Range 28 West of the Fifth P.M., Madison County, Iowa

AND EXCEPT Commencing at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence South 198 feet, thence West 632 feet, thence West 632 feet, thence in a Northwesterly direction to a point 688 feet West of the point of beginning, and thence East to the point of beginning, consisting of 3 acres

AND

Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa