



Document 2023 2746

Book 2023 Page 2746 Type 03 002 Pages 3

Date 11/08/2023 Time 3:46:50PM

Rec Amt \$17.00 Aud Amt \$5.00

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:

James J. Watts, Trustee of the James J. Watts Trust U/A Dated September 27, 2016, 7803 30th
Avenue, Norwalk, Iowa 50211

✓ **Return Address:**

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

Grantors:

James J. Watts

Grantees:

James J. Watts, Trustee of the James J. Watts Trust U/A Dated September 27, 2016, 7803 30th
Avenue, Norwalk, Iowa 50211

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, **James J. Watts and Mary Jane Nemetz Watts**, husband and wife, do hereby Quit Claim and Convey to **James J. Watts as Trustee of the James J. Watts Trust U/A Dated September 27, 2016** all my right, title, interest, estate, claim and demand in the following described real estate in ~~Asper~~ **Madison** County, Iowa:

The East 1/2 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section Twenty-four (24), Township 77 North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa EXCEPT Parcel "B" located in the Southeast Quarter of the Southeast Quarter of said Section 24, containing 19.51 acres, as shown in Plat of Survey filed in Book 2, Page 480 on July 5, 1994 in the Office of the Recorder, Madison County, Iowa

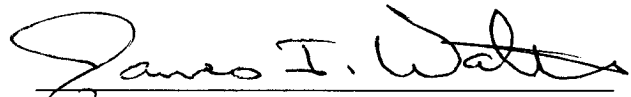
Subject to easements and covenants of record

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


Mary Jane Nemetz Watts has signed solely for purposes of releasing her homestead, dower and spousal rights

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: October 26, 2023

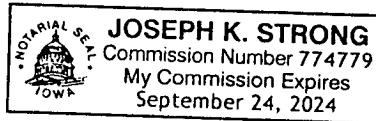

James J. Watts, Grantor

I, MARY JANE NEMETZ WATTS 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.


Mary Jane Nemetz Watts, Grantor
Dated this 26 day of October, 2023

STATE OF IOWA, COUNTY OF WARREN: ss

This record was acknowledged before me on October 26, 2023 by James J. Watts

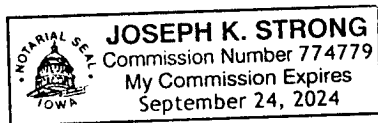




Notary Public

STATE OF IOWA, COUNTY OF WARREN: ss

This record was acknowledged before me on October 26, 2023 by Mary Jane Nemetz Watts.





Notary Public