

BK: 2023 PG: 2814
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Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.50
Combined Fee: \$30.50
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: Brynne L. Howard, 423 East Court Ave., Suite 200, Des Moines, Iowa 50309, 515-284-1433

Taxpayer Information: The Sandra Jean Perkins Revocable Trust Agreement, 2880 NE 44th Ct., Des Moines, Iowa 50317

Return Document To: Brynne L. Howard, 423 East Court Ave., Suite 200, Des Moines, Iowa 50309

Grantors: Sandra Jean Perkins

Grantees: Sandra Jean Perkins as trustee of The Sandra Jean Perkins Revocable Trust Agreement

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Sandra Jean Perkins, does hereby Quit Claim to Sandra Jean Perkins, Trustee of The Sandra Jean Perkins Revocable Trust Agreement all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Commencing at the Southwest corner of Section Ten (10) and running thence North 3.69 chains to Middle River, thence South, 76° East, 7 chains, thence South, 58° East, 4.25 chains, thence North, 71° East, 10.27 chains to the East line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Ten (10), thence South 3.30 chains to the Section line, thence West 20 chains to place of beginning, containing 3.75 acres; also the following-described tract of land, to-wit: Commencing at the Southwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (SW1/4) of said Section Ten (10) and running thence North 3.30 chains to Middle River, thence North, 79° East, 6.54 chains, thence South, 20° East, 4.75 chains to the Section line, thence West 8 chains to the place of beginning, containing 2.86 acres; also the following described tract of land, to wit: Commencing at the Northwest corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen and running thence East 8 chains to Middle River; thence down Middle River South, 13° West, to the South line of said 40 acre tract, thence West 3 chains to the Southwest corner of said 40 acre tract, thence North 20 chains to the place of beginning, containing 11 acres, and the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Fifteen (15), excepting from said land in Section Fifteen (15) the following described tract of land, to-wit: Commencing at a point 1306.59 feet North and 143.94 feet East of the West Quarter (1/4) corner of said Section Fifteen (15), running thence North 26° 25' 30" East 234 feet along the centerline of county road, thence Northeasterly 261.65 feet along said centerline being a 286.48 foot radius curve concave Southeasterly (chord North 52° 36' 44" East 252.65 feet), thence North 1° 02' 22" East 308.72 feet, thence North 88° 57' 51" West 319.15 feet, thence South 0° 43' 45" East 677.46 feet to the point of beginning, containing 3.12 acres more or less, and also excepting all that part of the North Half (1/2) of the Northwest Quarter (1/4) of said Section Fifteen (15) lying South of the county road and West of Middle River, and also excepting the following described tract of land, to-wit: Commencing at a point 70 feet East of the Southwest corner of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Fifteen (15) and on the South line thereof, thence continuing South 89° 25' 30" East 75.8 feet along said South line, thence North 0° 15' 40" East 683 feet, thence North 89° 25' 30" West 82 feet to a point of intersection with the Easterly right of way line of Madison County Highway B53, thence South 0° 15' 50" East 683.1 feet along said Easterly right of wayline to the point of beginning, containing 1.2 acres more or less: all in Township Seventy-Five (75) North, Range Twenty-Nine (29) West


of the 5th P.M., Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

This deed is exempt according 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: 11-09-2023.


Sandra Jean Perkins, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 11-09-2023 by
Sandra Jean Perkins.


Signature of Notary Public

