

BK: 2023 PG: 332  
Recorded: 2/21/2023 at 1:06:47.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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

**Preparer Information:** Michael W O'Malley, 505 5th Ave, Ste 1005, Des Moines, IA 50309,  
Phone: 515-243-8157

**Taxpayer Information:** WestBank c/o Craig V. Schrader 1600 22nd St, West Des Moines, IA  
50266

**Return Document To:** WestBank c/o Craig V. Schrader 1601 22nd St West Des Moines IA  
50266

**Grantors:** Wells Fargo Bank, N.A., Co-Trustee of the Faye E. Powell Trust

**Grantees:** WestBank and Lesley Bergquist, Co-Trustees of the Faye E. Powell Trust

**Legal Description:** See Page 2



**QUIT CLAIM DEED**

For the consideration of One Dollar and other valuable consideration, Wells Fargo Bank, N.A., Co-Trustee of the Faye E. Powell Trust, do hereby Quit Claim to WestBank and Lesley Bergquist, Co-Trustees of the Faye E. Powell Trust, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

An undivided one-half interest in:

**All of the government Lot Six (6) and that part of government lot Five (5) lying south of the public highway in Section Six (6) and all of government Lots One (1), Two (2), and Six (6) in Section Seven (7), Township Seventy-Seven (77) North, Range Twenty-Six (26) West of the Fifth PM (5), Madison County, Lee Township, 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: February 17<sup>th</sup>, 2023.

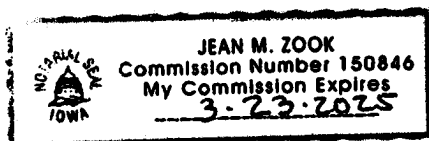
Wells Fargo Bank, N.A, Co-Trustee, Grantor

w/ Faye E Powell Trust

By [Signature]

STATE OF IOWA, COUNTY OF ~~POLK~~ LINN

This Quit Claim Deed was acknowledged before me on February 17<sup>th</sup>, 2023 by Joy Suckelka as Vice President of Wells Fargo Bank, N.A., Co-Trustee



[Signature]  
Signature of Notary Public