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Date 1/11/2023 Time 11:12:56AM

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: Joseph K. Strong, 106 East Salem Avenue, P.O. Box 215
Indianola, IA 50125, Phone: 5159612574

Taxpayer Information: Gary L. Ridout, Jr., 12231 90th Avenue, Indianola, IA 50125

Return Document To: Joseph K. Strong, 106 East Salem Avenue, P.O. Box 215
Indianola, IA 50125

Grantors: Kathleen Ann Ridout, Trustee of the Kathleen Ann Ridout Trust 'U/A'
dated March 23, 2020

Grantees: Gary L. Ridout, Jr.

Legal Description: See Page 3

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Kathleen Ann Ridout, Trustee of the Kathleen Ann Ridout Trust 'U/A' dated March 23, 2020, does hereby Quit Claim to Gary L. Ridout, Jr., 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

This deed is exempt according to Iowa Code 428A.2(11).

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: December 27, 2022

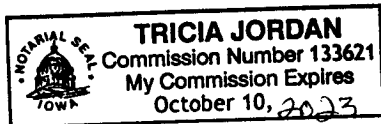
Kathleen Ann Ridout Trust 'U/A'
dated March 23, 2020

By Kathleen Ann Ridout, Trustee
Kathleen Ann Ridout, Trustee

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on December 27, 2022
by Kathleen Ann Ridout, Trustee of the Kathleen Ann Ridout Trust 'U/A' dated March 23, 2020.

Tricia Jordan
Signature of 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