

BK: 2024 PG: 1409
Recorded: 6/19/2024 at 1:16:38.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Lindsey A. Guerrero, 700 Walnut, Suite 1600, Des Moines, IA 50309; (515) 283-3176
Return to: Jay P. Syverson, Nyemaster Goode, P.C., 700 Walnut, Suite 1600, Des Moines, IA 50309
Tax Statement Address: Kathryn A. Kuhl, 2232 148th Street, Winterset, IA 50273

DEED WITHOUT WARRANTY

For consideration of One Dollar (\$1.00) and other valuable consideration, **Kathi Ann Kuhl a/k/a Kathryn A. Kuhl**, a single person, does hereby convey to **Kathryn A. Kuhl as Trustee of the Kathryn A. Kuhl Revocable Trust dated June 18, 2024** the following described real estate in Madison County, Iowa:

See legal descriptions on Exhibit "A" attached hereto and incorporated by reference.

Subject to easements, covenants and restrictions of record.

This transfer is exempt from transfer tax pursuant 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: June 18, 2024.

[SIGNATURE PAGE TO FOLLOW]

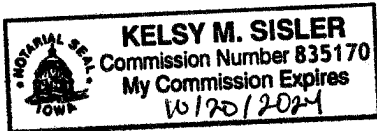
[SIGNATURE PAGE TO DEED WITHOUT WARRANTY]

Kathryn A. Kuhl

Kathi Ann Kuhl a/k/a Kathryn A. Kuhl

STATE OF IOWA, COUNTY OF Polk :

This record was acknowledged before me on June 18, 2024,
by Kathi Ann Kuhl a/k/a Kathryn A. Kuhl, a single person.



Kelsy M. Sisler

Signature of Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel "C" - Part of the West Half of the Southeast Quarter of the Southwest Quarter ($W\frac{1}{2} SE\frac{1}{4} SW\frac{1}{4}$) of Section 30, Township 77 North, Range 27 West of the 5th P.M., Madison County, described as follows: Commencing at the Northwest Corner of said $W\frac{1}{2} SE\frac{1}{4} SW\frac{1}{4}$; thence N $89^{\circ}55'22''$ E a distance of 211.72' to a track spike at the Point of Beginning; thence N $89^{\circ}55'22''$ E a distance of 461.11' to a track spike; thence S $00^{\circ}05'02''$ W a distance of 631.35' to an iron pin; thence S $89^{\circ}40'46''$ E a distance of 461.11' to an iron pin; thence N $00^{\circ}05'02''$ W a distance of 628.15' to the Point of Beginning. Containing 6.67 acres of land including 0.44 acres of county road right of way. ALSO: A 20.00' wide easement for access purposes whose centerline is described as follows: Commencing at the Northwest Corner of said $W\frac{1}{2} SE\frac{1}{4} SW\frac{1}{4}$; thence N $89^{\circ}55'22''$ E a distance of 211.72' to a track spike at the Point of Beginning; thence S $00^{\circ}05'02''$ E a distance of 628.15' to an iron pin at the Point of Termination.

AND

The West Half of the Southeast Quarter of the Southwest Quarter of Section 30, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" thereof, as shown in the Plat of Survey recorded in Book 2003, Page 3825 of the Recorder's Office of Madison County, Iowa.