

BK: 2024 PG: 2305
Recorded: 9/23/2024 at 8:31:55.0 AM
Pages 3
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Chad Eichorn, 1415 28th Street, Ste. 160, West Des Moines, IA 50266
Preparer: Chad Eichorn, 1415 28th Street, Ste. 160, West Des Moines, IA 50266, (515) 727-0986
Taxpayer: John C. Hart, 605 W Fremont Street, Winterset, IA 50273

QUIT CLAIM DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, John C. Hart, a married person, does hereby Quit Claim to John Hart and Luanne Hitchcock, Trustees of the John Hart Revocable Trust dated September 18, 2024, and any amendments thereto, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See addendum

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: September 18, 2024.

John C. Hart
John C. Hart (Grantor)

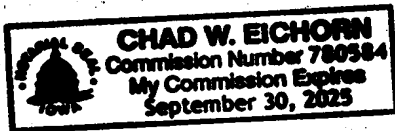
John C. Hart P.O.A.
Louise Hart (Grantor)
By John C. Hart, her Attorney-in-Fact

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 to 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.

John C. Hart P.O.A.
Louise Hart (Grantor)
By John C. Hart, her Attorney-in-Fact

STATE OF IOWA, COUNTY OF POLK

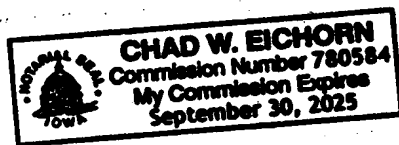
This record was acknowledged before me on September 18, 2024, by John C. Hart, husband.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on September 18, 2024, by Louise Hart, wife, by John C. Hart, her Attorney-in-Fact.



[Signature]
Signature of Notary Public

ADDENDUM

An undivided one-half interest in and to:

**The Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) Section Twenty (20),
Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M.**

AND

**The West half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) and the North half ($\frac{1}{2}$) of the Southeast
Quarter ($\frac{1}{4}$) of Section Twenty-eighty (28), Township Seventy-six (76) North, Range Twenty-
nine (29) West of the 5th P.M., Madison County, Iowa**

AND

**The Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and Northwest Quarter ($\frac{1}{4}$) of
the Northeast Quarter ($\frac{1}{4}$) of Section 33, Township 76 North, Range 29 West of the 5th
P.M., Madison County, Iowa**