

BK: 2024 PG: 2604
Recorded: 10/25/2024 at 8:26:51.0 AM
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

Return To: Joel S Hjelmaas, 1415 28th St STE 160, West Des Moines, Iowa 50266
Taxpayer: Herb and Jill Elliott, 3335 228th Lane, Saint Charles, IA 50240
Preparer: Joel S Hjelmaas, 1415 28th St STE 160, West Des Moines, IA 50266, Tel: (515) 727-0986



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Geary H. Elliott and Jill C. Elliott, husband and wife, do hereby Quit Claim to Herb Elliott and Jill Charlene Elliott, Trustees of the Herb and Jill Elliott Joint Revocable Trust dated October 24, 2024, and any amendments thereto, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

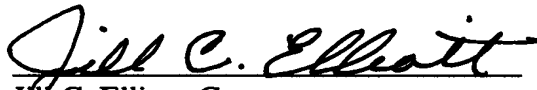
SEE ADDENDUM

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.

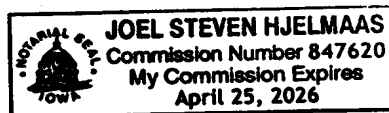
Dated: October 24, 2024.


Geary H. Elliott, Grantor


Jill C. Elliott, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on October 24, 2024 by Geary H. Elliott and Jill C. Elliott, husband and wife.




Signature of Notary Public

ADDENDUM

The Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except a parcel of land described as beginning at the Southwest Corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North $0^{\circ}03'20''$ East 702.09 feet along the West line of the said Northeast Quarter (1/4) of the Southwest Quarter (1/4), thence North $72^{\circ}23'10''$ East 434.93 feet, thence South $12^{\circ}18'14''$ East 421.83 feet, thence South $10^{\circ}31'50''$ East 361.57 feet to a point on the South line of said Northeast Quarter (1/4) of the Southwest Quarter (1/4), thence South $73^{\circ}19'43''$ West 177.18 feet to a point on the East line of the County road right-of-way, thence South $16^{\circ}06'44''$ East along said East right-of-way line 45.33 feet to the north line of the Chicago, Great Western Railroad Co. right-of-way, thence South $69^{\circ}40'18''$ West along said railroad right-of-way 438.89 feet to the West line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section One (1), thence North $0^{\circ}47'21''$ West 180.79 feet to the Point of Beginning, containing 9.8107 acres. 0.5450 acres including 0.0630 acres of county road right-of-way is in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section One (1) and 1.2657 acres, including 0.6015 acres of county road right-of-way is in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section One (1), and also except a parcel of land being a strip of land 40' wide, beginning at the Southeast corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., and extending 1000 feet north along east side of said quarter sections. Note: The West line of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, is assumed to bear due North and South.