

BK: 2024 PG: 265
Recorded: 2/6/2024 at 7:59:30.0 AM
Pages 4
County Recording Fee: \$47.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$50.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By/Return To: Katheryn J. Thorson, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309, (515) 242-2400

Taxpayer: Darrell D. Adams Living Trust, 1136 Pitzer Road, Earlham, Iowa 50072 and Marilyn K. Adams Living Trust, 1136 Pitzer Road, Earlham, Iowa 50072

QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Darrell D. Adams and Marilyn K. Adams, husband and wife**, do hereby Quit Claim an undivided one-half (1/2) interest in the following described real estate in Madison County to **Darrell D. Adams, and his successors or assigns, as Co-Trustees of the Darrell D. Adams Living Trust u/a/d December 20, 2023**, and an undivided one-half (1/2) interest in the following described real estate in Madison County to **Marilyn K. Adams, and her successor or assigns, as Co-Trustee of the Marilyn K. Adams Living Trust u/a/d December 20, 2023**:

SEE EXHIBIT 'A'

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD.

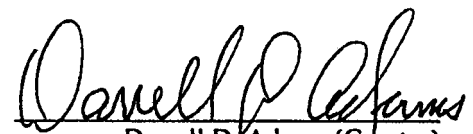
This deed is exempt according to Iowa Code 428A.2(21). This is a conveyance of real property by the owners to their living trust for estate planning purposes. No actual consideration.

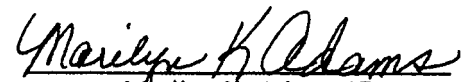
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

[Signature Page to Follow]

Dated this 20th day of December, 2023.


Darrell D. Adams (Grantor)


Marilyn K. Adams (Grantor)

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me this 20th day of December, 2023, by Darrell D. Adams and Marilyn K. Adams, husband and wife.


Signature of Notary Public

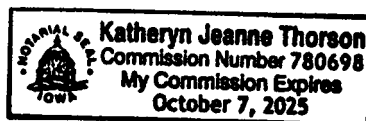


Exhibit "A"
[Legal Description – the Real Estate]

Earlham Farm:

Parcel ID No. 250040120060000:

The North 11.8 acres of the West 783.5 feet of the North 812 feet of the South 1,421 feet of the West Half of the Northeast Quarter (W1/2 NE1/4) of Section 1, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

Parcel ID No. 250040124030000:

The Northwest Quarter of the Northeast Quarter (NW1/4 SE1/4) of Section 1, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT the North 812 feet of the South 1421 feet of the W1/2 of said NE1/4 of Section 1, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, AND EXCEPT Parcel "G", being a rectangular shaped tract of land in the NW1/4 of the NE1/4 of said Section 1, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as described on that Plat of Survey, filed of record in the Office of the Madison County Recorder on November 26, 2007, in Book 2007, at Page 4223.

Parcel ID No. 860002700060000:

Commencing at the Northwest corner of the East Half (E1/2) of the Northeast Fractional Quarter (NE Fr 1/4) of Section 1, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, and running thence East 80 rods, thence South 40 rods, thence West 80 rods, thence North 40 rods to the place of beginning, EXCEPT the West 24 rods thereof.

Home Place:

Parcel ID No. 250040386001000:

The Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 3, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT the North 544 feet thereof.

Parcel ID No. 250041024000000, 250041042000000, 250041046012000, and 250041048000000:

The Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4), The Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4), the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4), and the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4), all in Section 10, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

Kandi Farm:

Parcel ID Nos. 250041522002000, 250041524020000, and 250041526002000:

Parcel "A" located in the NE1/4 of Section 15, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as described on that Plat of Survey, filed of record in the Office of the Madison County Recorder on September 10, 1997, in Book 3, at Page 129 EXCEPT Parcel "E" being a part of the NW1/4 of the NE1/4 of said Section 15, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as described on that Plat of Survey, filed of record in the Office of the Madison County Recorder on August 6, 2018, in Book 2018, at Page 2534.

Pitzer Farm:

Parcel ID No. 280051626010000:

The Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 16, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa AND a tract commencing at the Northwest Corner

of the Southeast Quarter (SE1/4) of Section 16, Township 76 North, Range 29 West of the 5th P.M., Madison County, running thence East 60 feet, thence Southwest on a straight line to a point 60 feet South of the place of beginning, thence North to the place of Beginning.

Parcel ID Nos. 280051628001000 and 280051628002000:

The Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 16, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa.

Parcel ID Nos. 280051662000000, 280051666010000, and 280051668010000:

The Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) AND the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) (except .70 acres of roadway) AND the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) (except .21 acres of roadway), all in Section 16, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa.