



Document 2024 473

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Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

QUIT CLAIM DEED

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Alan E. Utsler and Sharray Utsler, 2267 Peru Road, Peru, IA 50222
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067;
Phone: (515) 462-4912

For the consideration of -----Estate Planning-----, Alan E. Utsler and Sharray Utsler, Husband and Wife, do hereby Quit Claim to Alan E. Utsler and Sharray Utsler, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

**Parcel "A", located in the Northeast Fractional Quarter of the Northeast Quarter of Section 1, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Beginning at the Northeast corner of Section 1, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 0 degrees 37' 43" West 332.21 feet along the East line of the Northeast Quarter of said Section 1; thence South 89 degrees 28' 47" West, 338.54 feet along an existing fenceline; thence South 46 degrees 23' 20" West, 24.54 feet along said fenceline; thence South 88 degrees 46' 39" West, 253.85 feet along said fenceline, thence North 0 degrees 05' 19" East, 358.87 feet to a point on the North line of the Northeast Quarter of said Section 1; thence South 89 degrees 52' 65" East, 613.19 feet along the North line of the Northeast Quarter of said Section 1 to the Point of Beginning. Said Parcel contains 4.822 acres, including 0.909 acres of County right-of-way.**

This transfer is without actual consideration between husband and wife for estate planning purposes and is exempt from transfer tax under Iowa Code Section 428A.2(11).

The undersigned hereby relinquish 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.

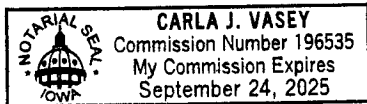
Dated: Feb 29, 2024.

Alan E Utsler
Alan E. Utsler, Grantor

Sharray Utsler
Sharray Utsler, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Feb 29, 2024, by Alan E. Utsler and Sharray Utsler.



Carla J Vasey
Signature of Notary Public