

BK: 2024 PG: 714
Recorded: 4/4/2024 at 11:26:20.0 AM
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

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: Cynthia P. Letsch, 112 NE Ewing Street, Suite D, Grimes, IA 50111,
Phone: 515-986-2810

Taxpayer Information: Louis J. Wilgenbusch & Patricia A. Breuklander, 505 N. Cross St., St.
Charles, IA 50240

Return Document To: Cynthia P. Letsch, 112 NE Ewing Street, Suite D, Grimes, IA 50111

Grantors: Louis J. Wilgenbusch & Patricia A. Breuklander

Grantees: Louis J. Wilgenbusch and Patricia A. Breuklander, Trustees of the Louis J.
Wilgenbusch Living Trust, dated April 2, 2024 and Patricia A. Breuklander and Louis J.
Wilgenbusch, Trustees of the Patricia A. Breuklander Living Trust, dated April 2, 2024

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2012 Page 2875



QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, Louis J. Wilgenbusch & Patricia A. Breuklander, husband and wife, do hereby Quit Claim to Louis J. Wilgenbusch and Patricia A. Breuklander, Trustees of the Louis J. Wilgenbusch Living Trust, dated April 2, 2024 and Patricia A. Breuklander and Louis J. Wilgenbusch, Trustees of the Patricia A. Breuklander Living Trust, dated April 2, 2024, as joint tenants with full rights of survivorship and not as tenants in common, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 2.236 acres, as shown in Plat of Survey filed in Book 2, Page 190 on November 3, 1993, in the Office of the Recorder of Madison County, Iowa EXCEPTING THEREFROM that part of parcel "E" that lies within said Parcel "A" as sown in Plat of Survey filed in Book 3, Page 588 on June 2, 2000, in the Office of the Recorder of Madison County, Iowa.

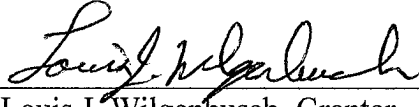
Locally known as: 505 N. Cross Street, St. Charles, IA 50240

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

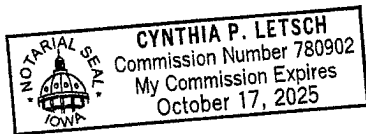
Dated: April 2, 2024.



Louis J. Wilgenbusch, Grantor

STATE OF IOWA, COUNTY OF POLK

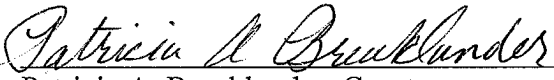
This record was acknowledged before me on April 2, 2024, by Louis J. Wilgenbusch.





Signature of Notary Public

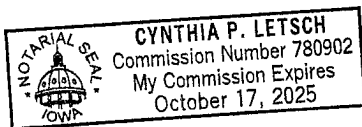
Dated: April 2, 2024.



Patricia A. Breuklander, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on April 2, 2024, by Patricia A. Breuklander.





Signature of Notary Public