



Document 2025 1008

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Rec Amt \$22.00 Aud Amt \$10.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information of Cover Sheet:

Terry Krapfl, 106 East Salem Avenue, PO Box 215, Indianola, IA 50125
(515) 961-2574

Taxpayer Information:

Douglas D. Thompson, Trustee of the Douglas D. Thompson Trust 'U/A' dated April 23, 2025
1104 Jesup Street, Prole, IA 50229

Return Address:

Terry Krapfl, 106 East Salem Avenue, PO Box 215, Indianola, IA 50125
(515) 961-2574

Grantors:

Douglas D. Thompson

Grantees:

Douglas D. Thompson, Trustee of the Douglas D. Thompson Trust 'U/A' dated April 23, 2025

Legal Description: See Page 3

Document or instrument number if applicable: See Page 2

QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) ----- and other valuable consideration, **Douglas D. Thompson, a/k/a Douglas Thompson**, an unmarried person, does hereby Quit Claim and Convey to **Douglas D. Thompson, Trustee of the Douglas D. Thompson Trust 'U/A' dated April 23, 2025**, all my right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

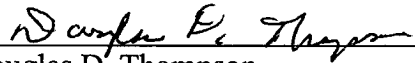
See Addendum

Subject to easements and covenants of record

Exemption No. 428A.2(21) - 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.

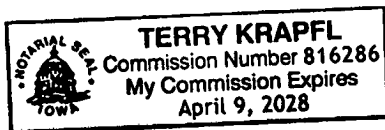
Dated: April 23, 2025

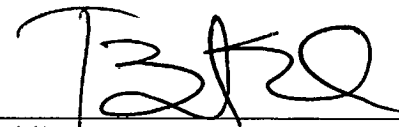


Douglas D. Thompson
a/k/a Douglas Thompson
Grantor

STATE OF IOWA, COUNTY OF WARREN: ss

This record was acknowledged before me on April 23, 2025 by Douglas D. Thompson, a/k/a Douglas Thompson, an unmarried person.





Notary Public

ADDENDUM

1. A tract of land commencing 1110 feet North of the Southeast corner of Section Twenty-five (25) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and running thence South 83° 50' West, 297 feet, thence North 293.33 feet, thence North 83° 50' East, 297 feet, thence South 293.33 feet to the point of beginning and containing 2 acres more or less
2. The South Half (S $\frac{1}{4}$) of the Southeast Fractional Quarter (SE Fr. $\frac{1}{4}$) of Section Twenty-four (24), and the Northeast Fractional Quarter (NE Fr. $\frac{1}{4}$) of the Northeast Fractional Quarter (NE Fr. $\frac{1}{4}$) and all that part of the Southeast Fractional Quarter (SE Fr. $\frac{1}{4}$) of the Northeast Fractional Quarter (NE Fr. $\frac{1}{4}$) which lies north of the plat of the Town of Bevington, and containing 1 $\frac{1}{4}$ acres, more or less, of Section Twenty-five (25), all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M. Madison County, Iowa. EXCEPT the following-described tract: Parcel "A" part of the Southeast (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 24, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Southeast corner of said Section 24, thence South 83 degrees 12'39" West along the south line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$. 785.80 feet; thence North 01 degrees 59'28" East. 711.37 feet; thence North 83 degrees 12'39" East. 760.91 feet; thence South 00 degrees 00'00" East, 708.00 feet, along the east line of said SE $\frac{1}{4}$, 708.00 feet to the point of beginning, containing 12.482 acres, including 1.291 acres of road right of way AND EXCEPT Parcel "E" located in the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-six (26) west of the 5th P.M. Madison County, Iowa, as shown in Plat of Survey filed in Book 2010, Page 1093 on May 14, 2010, in the Office of the Recorder of Madison County, Iowa, EXCEPT any part thereof that lies within the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Twenty-four (24)
3. Parcel "A" part of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-Six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed on December 13, 1999 in Book 3, Page 522, Madison County Recorder's Office
4. Parcel "J" that part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa as shown in Plat of Survey filed on September 14, 2016 in Book 2016, Page 2686, Madison County Recorder's Office
5. Parcel "N" that part of Parcel C, recorded in Book 2001, Page 4525, of the Northeast Quarter of the Southeast Quarter of Section 24, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed on April 29, 2020 in Book 2020, Page 1427, Madison County Recorder's Office

6. Parcel "I" that part of the Northwest Quarter of the Southeast Quarter of Section 24, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa as shown in Plat of Survey filed on March 11, 2014 in Book 2014, Page 563, Madison County Recorder's Office