

BK: 2025 PG: 1029
Recorded: 4/30/2025 at 3:03:29.0 PM
Pages 5
County Recording Fee: \$54.00
Iowa E-Filing Fee: \$4.01
Combined Fee: \$58.01
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information:

Peter J. Rolwes, 5015 Grand Ridge Drive, West Des Moines, IA 50265
Phone: 515-223-4567

Taxpayer Information:

Mikayla P. Vetter, 2985 Settlers Trail, Saint Charles, IA 50240

Return Document To:

Peter J. Rolwes, 5015 Grand Ridge Drive, West Des Moines, IA 50265

Grantors:

Mikayla Vetter f/k/a Mikayla Young

Grantees:

Mikayla P. Vetter, as Trustee of the Mikayla P. Vetter Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Mikayla Vetter f/k/a Mikayla Young, and Richard Vetter, a married couple, do hereby Convey to Mikayla P. Vetter, as Trustee of the Mikayla P. Vetter Revocable Trust, 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).

The property remains the homestead of the Grantor(s), and no other parties have a present interest in the Trust.

Pursuant to Iowa Code Section 561.13, 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.

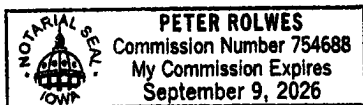
Dated: April 29 2025

Mikayla P. Vetter
Mikayla P. Vetter, Grantor

Richard Vetter
Richard Vetter, Grantor

STATE OF IOWA, COUNTY OF POLK, SS:

This record was acknowledged before me on April 29th, 2025,
by Mikayla P. Vetter and Richard Vetter.



Peter Rolwes
Signature of Notary Public

ADDENDUM

Parcel "H", a part of Parcel "F", located in the West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 29.077 acres, as shown in Plat of Survey filed in Book 2011, Page 2525 on September 23, 2011, in the Office of the Recorder of Madison County, Iowa.

AND

The East Fractional Half (E Fr. $\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the Northeast Fractional Quarter (NE Fr. $\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 40.00 acres, as shown in Plat of Survey filed in Book 2002, Page 1345 on March 22, 2002, in the Office of the Recorder of Madison County, Iowa, and Amended in Plat of Survey filed in Book 2002, Page 1506 on April 1, 2002.

AND

Parcel "A", located in the South Half ($1/2$) of the Northeast Quarter ($1/4$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 15.08 acres, as shown in Plat of Survey filed in Book 3, Page 592 on June 7, 2000, in the Office of the Recorder of Madison County, Iowa

AND

Parcel "C", located in the Southeast Quarter ($1/4$) of the Southwest Quarter ($1/4$) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 9.992 acres, as shown in Plat of Survey filed in Book 3, page 574 on May 9, 2000, in the office of the Recorder of Madison County, Iowa.

AND

An undivided one-half ($1/2$) interest in and to the real estate legally described on Exhibit "A" attached hereto.

AND

An undivided one-fourth ($1/4^{th}$) interest in and to the real estate legally described on Exhibit "B" attached hereto.

A parcel of land in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., thence South 86°44' West 236.5 feet along the north line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4) to the point of beginning. Thence continuing South 86°44' West 1,079.6 feet to the Northwest corner of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence South 00°42' East 925.2 feet along the west line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence North 86°44' East 330.5 feet, thence South 00°42' East 396.0 feet to the south line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence North 86°44' East 969.5 feet to the Southeast corner of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence North 00°00' 1,012.0 feet along the east line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence South 86°44' West 148.0 feet, thence North 02°47' West 221.0 feet, thence North 88°53' West 72.0 feet, thence North 03°54' West 83.0 feet to the point of beginning. Said parcel contains 35.38 acres including 1.34 acres of public road right of way, EXCEPT Lots One (1) and Two (2) of TopView Acres a Subdivision of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa



ADDENDUM

A tract of land commencing at the Southeast corner of the West Half ($\frac{1}{2}$) of the North Five (5) acres of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter (4) of Section Eleven (11) and running thence South 85° West, along the South line of said 5 acres and parallel to the North line of said 40 acre tract, a distance of 660 feet to the West line of said 40 acre tract, thence South 165.0 feet along the East line of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section, thence South 83° West parallel with the North line of said last described 40 acre tract, 855 feet to the East line of the county road, thence North $1^{\circ}20'$ East, along the East line of said county road 860 feet, thence South $87^{\circ}21'$ East 109 feet; thence North $02^{\circ}59'$ East 100 feet; thence North $76^{\circ}45'$ East 171 feet; thence South $73^{\circ}30'$ East 99 feet; thence South $52^{\circ}33'$ East 130 feet, thence South $17^{\circ}1'$ East 245 feet; thence South $78^{\circ}6'$ East 94 feet; thence North $47^{\circ}1'$ East 200 feet, thence North $22^{\circ}48'$ East 245 feet; thence South $81^{\circ}58'$ East 220 feet; thence South to the point of beginning, containing 20.77 acres, more or less in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located in the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eleven (11), containing 3.838 acres, as shown in Plat of Survey filed in Book 2005, Page 3366 on November 4, 2005, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT any part thereof that lies within the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eleven (11).

