



Document 2025 1464

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INDX
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

BRIAN L. WELCH AND SUZANNE R. WELCH, 3359 Peru Road, Truro, Iowa 50257

File #44876-24-RFB (rfb)

QUIT CLAIM DEED

Legal: **Parcel "F", located in the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼) of Section 1, Township 74 North, Range 26, West of the 5th P.M., Madison County, Iowa, containing 7.123 acres, as shown in Plat of Survey filed September 17, 2003 in Book 2003, Page 5563 in the Office of the Recorder of Madison County, Iowa**

Address: 3359 Peru Road, Truro, Iowa 50257

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Brian Welch and Suzanne Welch, a married couple**, do hereby Quit Claim all right, title, and interest in and to the above-described real estate to **Brian L. Welch and Suzanne R. Welch, as Trustees of the Brian L. Welch and Suzanne R. Welch Family Revocable Trust**.


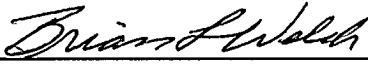
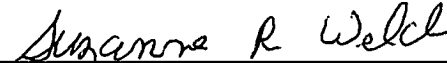
EXEMPTION – § 428A.2(21) – Transfer without consideration

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

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.

The undersigned, as Settlers of the self-settled revocable trust named above, hereby state that we are the sole lifetime beneficiaries of said Trust and that we retain full control and possession of the real estate listed above. The real estate is the principal residence of the undersigned both prior to and after it was conveyed to the Trust. The Settlers of the Trust retain this property as their homestead.

<p>STATE OF IOWA)) SS: COUNTY OF POLK)</p> <p>On this <u>9th</u> day of <u>June</u>, 2025, before me the undersigned, a Notary Public in and for said State, personally appeared Brian Welch and Suzanne Welch, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.</p> <p> _____ Notary Public in and for said State</p>	<p>Dated: <u>06/09/2025</u>, 2025</p> <p> _____ Brian Welch</p> <p> _____ Suzanne Welch</p>
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