

BK: 2025 PG: 1481
Recorded: 6/12/2025 at 9:04:19.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To/Preparer: Breanna Young, 215 10th St., Ste. 1300, Des Moines, IA 50309, T: (515) 288-2500
Taxpayer: James E. Van Werden, 1025 S. 14th St., Adel, IA 50003

QUIT-CLAIM DEED


Consideration is less than \$500; deed is exempt under Iowa Code § 428A.2(21).

For the consideration of \$1.00 and other valuable consideration, Susan L. Van Werden and James E. Van Werden, a married couple, hereby Quit Claim to James E. Van Werden, as Trustee of the James E. Van Werden Revocable Trust, and Successors in Trust, all said grantors' right, title, interest, estate, claim, and demand in the real estate in Madison County, Iowa described as:

See Exhibit A hereto.

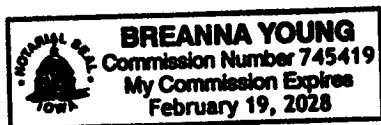
Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, will be construed as in the singular or plural number according to the context.

Dated: May 15, 2025.


James E. Van Werden

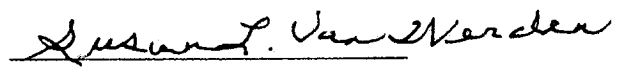
STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on May 15, 2025, by James E. Van Werden.




Signature of Notary Public

Dated: May 15, 2025.


Susan L. Van Werden

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on May 15, 2025, by Susan L. Van Werden.




Signature of Notary Public

EXHIBIT A
Legal Description

The South One Half (S½) of Section Thirty-six (36), Township 76 N., Range 29 W. of the 5th P.M., Madison County, Iowa, EXCEPT for a parcel of land located in the Southwest Quarter of the Southwest Quarter (SW¼ SW¼) of said Section 36, more particularly described as follows: Commencing at the Southwest Corner of said Section 36; thence, along the west line of said Section 36, North 00°44'30" East 410.30 feet to the Point of Beginning; thence, continuing along said west line, North 00°44'30" East 110.57 feet; thence North 90°00'00" East 263.96 feet; thence South 00°00'00" 157.17 feet; thence North 90°00'00" East 15.12 feet; thence South 00°00'00" 11.03 feet; thence North 90°00'00" East 201.98 feet; thence South 00°00'00" 282.77 feet to the North right of way line of State Highway #92; thence along said North line, North 89°59'00" West 403.48 feet; thence North 48°23'04" West 50.79 feet; thence North 00°44'30" East 230.00 feet; thence North 08°13'51" West 76.94 feet; thence North 89°15'30" West 33.00 feet to the Point of Beginning, which excepted parcel of land contains 3.820 acres, including 0.084 acres of county road right of way.