



Document 2025 1496

Book 2025 Page 1496 Type 03 002 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Herb and Jill Elliott Revocable Trust dated October 24, 2024, 3335
228th Lane, St. Charles, IA 50240

Return Document To: Herb and Jill Elliott Revocable Trust dated October 24, 2024, 3335
228th Lane, St. Charles, IA 50240

Grantors: Flinn Farms, LLC

Grantees: Herb Elliott and Jill Charlene Elliott as co-trustees of the Herb and Jill Elliott
Revocable Trust dated October 24, 2024

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, Flinn Farms, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Quit Claim to Herb Elliott and Jill Charlene Elliott, Co-Trustees of the Herb and Jill Elliott Revocable Trust dated October 24, 2024, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel "H", a part of the Southeast Quarter of the Southwest Quarter of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown on the Plat of Survey filed April 7, 2025, in Book 2025, Page 817 of the Recorder's Office of Madison County, Iowa.

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.

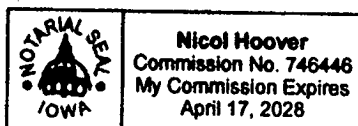
Dated: June 12, 2025

Flinn Farms, LLC, an Iowa limited liability company

By Vernon L. Flinn Member/Manager
Vernon L. Flinn, Member/Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 12, 2025,
by Vernon L. Flinn, as Member/Manager, of Flinn Farms, LLC a limited liability company.



Nicol Hoover
Signature of Notary Public