

BK: 2025 PG: 1565

Recorded: 6/19/2025 at 1:23:08.0 PM

Pages 1

County Recording Fee: \$12.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$15.00

Revenue Tax: \$0.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

SPACE ABOVE THIS LINE FOR RECORDER

**Prepared by:** Noah H. Ridgway, 521 E Locust St., Ste. 302, Des Moines, IA 50309, Phone: (515) 284-5001

**Return to:** Noah H. Ridgway, 521 E Locust St., Ste. 302, Des Moines, IA 50309

**Tax Statements to:** James N. Wolfe and Rebeka K. Wolfe, 2990 214<sup>th</sup> Trail, Winterset, IA 50273

## QUIT CLAIM DEED

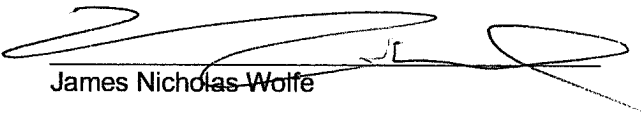
For the consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, James Nicholas Wolfe and Rebeka Wolfe, a married couple, do hereby quit claim to James N. Wolfe and Rebeka K. Wolfe, Trustees of the Wolfe Living Trust dated September 9, 2024, and any amendments thereto, all of their right, title, interest, estate, claim, and demand in and to the following described real estate in Madison County, Iowa:

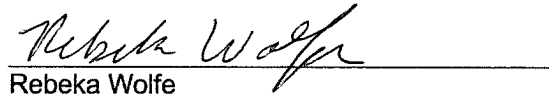
**Parcel "C", which includes and replaces all of Parcel "A" and Parcel "B", in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 20.000 acres, as shown in Plat of Survey filed in Book 2002, Page 1895 on April 22, 2002, in the Office of the Recorder of Madison County, Iowa.**

Subject to covenants, easements, restrictions, and unpaid taxes of record. Transfer made for no actual consideration. Exempt from transfer tax and declaration of value pursuant to Iowa Code Section 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.

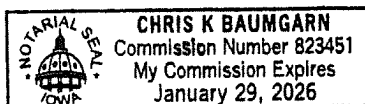
Dated: May 27, 2025.

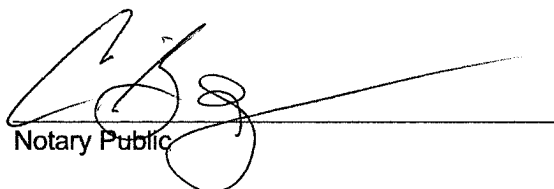
  
James Nicholas Wolfe

  
Rebeka Wolfe

STATE OF IOWA, COUNTY OF Madison, SS:

On this 27 day of May, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared James Nicholas Wolfe and Rebeka Wolfe, 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.



  
Notary Public