

BK: 2025 PG: 1732  
Recorded: 7/8/2025 at 1:07:37.0 PM  
Pages 3  
County Recording Fee: \$32.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$35.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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

**Preparer Information:** (name, address and phone number)  
Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072, (515) 758-2267

**Taxpayer Information:** (name and complete address)  
Roy and Julia Foley Family Trust  
2675 Millstream Avenue  
Peru, Iowa 50222

**Return Document To:** (name and complete address)  
Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072, (515) 758-2267

**Grantors:**  
Roy William Foley  
Julia Ann Foley

**Grantees:**  
Roy and Julia Foley Family Trust

**Legal Description:** See Page 2



## QUIT CLAIM DEED

For the consideration of \$1.00 and no/100ths Dollar(s) and other valuable consideration, **ROY WILLIAM FOLEY also known as Roy William Foley, Sr. also known as Roy W. Foley and JULIA ANN FOLEY also known as Julia A. Foley, husband and wife**, do hereby Quit Claim and Convey to **Roy William Foley, Jr. as Trustee of the ROY AND JULIA FOLEY FAMILY TRUST**, all right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Lot One (1) in Block One (1) of West Addition to the Town of Winterset, Madison County, Iowa.

AND

A tract of land located in the West Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at the East Quarter ( $\frac{1}{4}$ ) corner of said Section Thirty (30), thence West 1325.38 feet to the point of beginning, thence South  $0^{\circ}08'$  West 1460.0 feet, thence in a Westerly direction 216.0 feet, thence Northerly 127.5 feet along the present fence line, thence Westerly 122.0 feet, thence Northerly 1316.0 feet along the present fence line to the center line of the East and West road, thence in an Easterly direction 355.0 feet to the point of beginning, and containing 9.804 acres, more or less. NOTE: The North line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Thirty (30) is assumed to bear due East and West.

AND

A tract of land located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at a point 936.1 feet East and 70 feet North of the Southwest corner of said Section Thirty-five (35), running thence West 549.7 feet, thence North  $77^{\circ}20'$  West, 91.2 feet, thence West 240 feet, thence North  $00^{\circ}20'$  West, 140.2 feet, thence East 619.3 feet, thence South  $02^{\circ}43'$  East, 7.0 feet, thence North  $89^{\circ}05'$  East, 260.3 feet, thence South  $00^{\circ}08'$  West, 157.4 feet to the point of beginning and containing 3.0737 acres.

Monetary consideration is less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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.

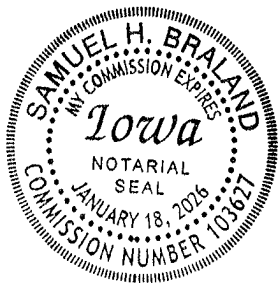
Dated: July 8, 2025.

Roy William Foley  
Roy William Foley

Julia Ann Foley  
Julia Ann Foley

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on July 8, 2025 by Roy William Foley and Julia Ann Foley, husband and wife.



Samuel H. Braland  
Signature of Notary Public