

BK: 2025 PG: 1841  
Recorded: 7/18/2025 at 8:20:15.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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PREPARED BY: Heather Timmins, 500 East Court Avenue, Suite 200, Des Moines, IA 50309; Tel. 515-245-4300  
TAXPAYER AND RETURN TO: Nancy A. Von Feldt, Trustee, 605 N. Cross St., St. Charles, IA 50240

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### **QUIT CLAIM DEED**

For the consideration of NONE Dollar(s) and other valuable consideration, Nancy A. Von Feldt, a single person, does hereby Quit Claim to the Nancy Von Feldt Revocable Trust u/a/d July 17, 2025 all right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel "B", which is a portion of the existing Parcel "A", located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-Five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M located in and forming a part of the City of St. Charles, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 13, Township 75 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; Thence North 0°00'00" East along the West line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section 13, 685.07 feet; to the Point of Beginning; thence North 0°00'00" East along the West line of the Southeast Quarter (1/4) of the Southwest Quarter (14) of said Section 13, 301.76 feet; thence North 90°00'00" East along the St. Charles corporation line, 288.75 feet; South 0°00'00" West along the St. Charles corporation line, 301.76 feet; thence South 90°00'00" West, 288.75 feet to the Point of Beginning. Said parcel contains 2,000 acres, including 0.277 acres of County Road right-of-way. Subject to any and all easements, restrictions, and covenants of record.

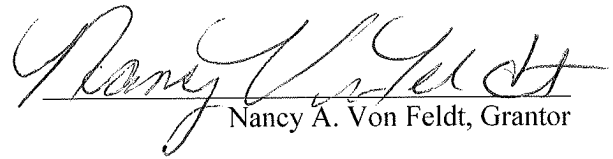
AND

Parcel "C", located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 13, Township 75 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence North 0°00'00" East along the West line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 13, 301.80 feet; thence North 90°00'00" East, 288.75 feet; thence South 0°00'00" West, 301.80 feet; thence South 90°00'00" West, 288.75 feet to the Point of Beginning. Said parcel contains 2.000 acres, including 0.277 acres of County Road right-of-way.

**This deed is exempt according to Iowa Code 428A.2(21).**

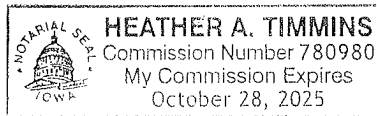
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

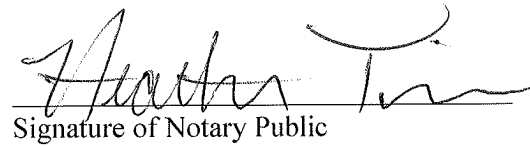
Dated: July 12<sup>th</sup>, 2025.

  
Nancy A. Von Feldt, Grantor

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on July 17, 2025, by Nancy A. Von Feldt.



  
Signature of Notary Public