

BK: 2025 PG: 2019  
Recorded: 8/1/2025 at 12:29:16.0 PM  
Pages 2  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.41  
Combined Fee: \$25.41  
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.**

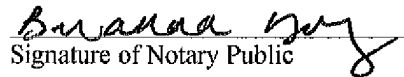
Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, will be construed as in the singular or plural number according to the context.

Dated: July 23, 2025.

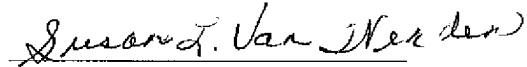
  
James E. Van Werden

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on July 23, 2025, by James E. Van Werden.


  
Signature of Notary Public

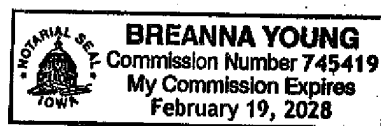
Dated: July 23, 2025.

  
Susan L. Van Werden

STATE OF IOWA, COUNTY OF Polk:

This record was acknowledged before me on July 23, 2025, by Susan L. Van Werden.

  
Signature of Notary Public



**EXHIBIT A**  
**Legal Description**

All that part of the Northwest Quarter (NW¼) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying North of the county road, EXCEPT that part of Parcel "D" located in the Southeast Quarter of the Northwest Quarter (SE¼ NW¼) of said Section Twenty-one (21) as shown in Plat of Survey filed in Book 2016, Page 2108 on July 21, 2016, in the Office of the Recorder of Madison County, Iowa;

AND

All that part of the West Half of the Northeast Quarter (W½ NE¼) of said Section Twenty-one (21), lying North of the county road, EXCEPT the following described tracts, to-wit:

1. A tract of land located therein, containing 17.9425 acres, and more particularly described as follows, to-wit: Commencing at a point 643.1 feet South of the Northeast Corner of the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of said Section Twenty-one (21), thence South along the East line of the West Half of the Northeast Quarter (W½ NE¼) of said Section 831.1 feet, thence South 85° 15' West 135.3 feet, thence South 72° 16' West 140.4 feet, thence South 79° 11' West 139.1 feet, thence South 73° 42' West 170 feet, thence South 59° 48' West 194 feet, thence South 76° 30' West 335.5 feet, thence South 75° 30' West 233 feet, thence North 01° 16' East 145.5 feet, thence North 60° 42' East 109 feet, thence North 37° 36' East 158.2 feet, thence North 00° 39' West 116.7 feet, thence North 4° 37' East 213 feet, thence North 28° 30' East 166.8 feet, thence North 81° 04' East 239.3 feet, thence North 83° 41' East 362.9 feet, thence North 51° 42' East 510.4 feet to the point of beginning; AND
2. That part of Parcel "D" located in the Southwest Quarter of the Northeast Quarter (SW¼ NE¼) of said Section Twenty-one (21), as shown in Plat of Survey filed in Book 2016, Page 2108 on July 21, 2016, in the Office of the Recorder of Madison County, Iowa;

AND

The West Half of the Southwest Quarter (W½ SW¼) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.