

BK: 2025 PG: 2368
Recorded: 9/4/2025 at 2:42:22.0 PM
Pages 4
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.69
Combined Fee: \$40.69
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information:

Peter J. Rolwes, 5015 Grand Ridge Drive, West Des Moines, IA 50265
Phone: 515-223-4567

Taxpayer Information:

Madelyn N. Young, 407 W. Carpenter Street, St. Charles, IA 50240

Return Document To:

Peter J. Rolwes, 5015 Grand Ridge Drive, West Des Moines, IA 50265

Grantors:

Madelyn N. Young

Grantees:

Madelyn N. Young, as Trustee of the Madelyn N. Young Revocable Trust

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, Madelyn N. Young, a single person, does hereby Convey to Madelyn N. Young, as Trustee of the Madelyn N. Young Revocable Trust, all our right, title, interest, estate, claim and demand in the following described real estate in Story County, Iowa:

Lot Twenty-five (25) of Kephart's Addition to St. Charles, Plat No. 2, a subdivision in the City of St. Charles, Madison County, Iowa

AND

An undivided one-half (1/2) interest in and to the real estate legally described on Exhibit "A" attached hereto.

AND

An undivided one-fourth (1/4th) interest in and to the real estate legally described on Exhibit "B" attached hereto.

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

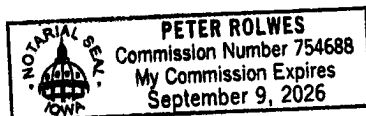
Pursuant to Iowa Code Section 561.13, each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 09-02-2025

Madelyn Young
Madelyn N. Young, Grantor

STATE OF IOWA, COUNTY OF POLK, SS:

This record was acknowledged before me on September 2, 2025, by Madelyn N. Young.



[Signature]
Signature of Notary Public

A parcel of land in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., thence South 86°44' West 236.5 feet along the north line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4) to the point of beginning. Thence continuing South 86°44' West 1,079.6 feet to the Northwest corner of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence South 00°42' East 925.2 feet along the west line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence North 86°44' East 330.5 feet, thence South 00°42' East 396.0 feet to the south line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence North 86°44' East 969.5 feet to the Southeast corner of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence North 00°00' 1,012.0 feet along the east line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence South 86°44' West 148.0 feet, thence North 02°47' West 221.0 feet, thence North 88°53' West 72.0 feet, thence North 03°54' West 83.0 feet to the point of beginning. Said parcel contains 35.38 acres including 1.34 acres of public road right of way, EXCEPT Lots One (1) and Two (2) of TopView Acres a Subdivision of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

EXHIBIT

A

ADDENDUM

A tract of land commencing at the Southeast corner of the West Half (1/2) of the North Five (5) acres of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eleven (11) and running thence South 85° West, along the South line of said 5 acres and parallel to the North line of said 40 acre tract, a distance of 660 feet to the West line of said 40 acre tract, thence South 165° 0 feet along the East line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section, thence South 85° West parallel with the North line of said last described 40 acre tract, 855 feet to the East line of the county road, thence North 1°20' East, along the East line of said county road 860 feet, thence South 87°21' East 309 feet; thence North 02°59' East 100 feet; thence North 76°45' East 171 feet; thence South 75°30' East 99 feet; thence South 52°33' East 130 feet, thence South 17°11' East 245 feet; thence South 78°6' East 94 feet; thence North 47°11' East 200 feet, thence North 22°48' East 245 feet; thence South 81°58' East 220 feet; thence South to the point of beginning, containing 20.77 acres, more or less in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eleven (11), containing 3.838 acres, as shown in Plat of Survey filed in Book 2005, Page 5366 on November 4, 2005, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT any part thereof that lies within the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eleven (11).

