



Document 2025 2982

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Date 11/05/2025 Time 10:17:49AM

Rec Amt \$12.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

QUIT CLAIM DEED

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Oak Knolls, LLC, c/o Mary K. Beavers, 162 S. 61st Street, West Des Moines, IA 50266
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067;
Phone: (515) 462-4912

For the consideration of -----Zero----- Dollar(s), Jane A. Otton, Mary K. Beavers and Margaret H. Shearer as Co-Trustees of the Carita A. Kelleher Family Trust under Trust Agreement dated January 6, 1995, do hereby Quit Claim to Oak Knolls, LLC, all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel A located in the Northeast Quarter of the Southeast Quarter of Section Five (5), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa as shown by the Plat of Survey recorded on January 27, 2023 in the Madison County Recorder's Office in Book 2023 at Page 149.

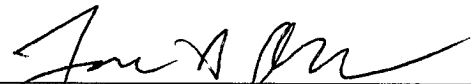
Wherever in the chain of title of the above-described real estate the names Jane Otton and Jane A. Otton appear, they refer to one and the same person, to wit, Jane Otton.

Wherever in the chain of title of the above-described real estate the names Mary K. Beavers, Mary Kelleher Beavers or Mary L. Kelleher appear, they refer to one and the same person, to wit, Mary K. Beavers.


This instrument is without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(21).

The undersigned hereby relinquish 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: August 14, 2025.



Jane A. Otton, Co-Trustee
Carita A. Kelleher Family Trust, Grantor



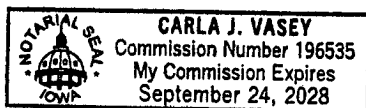
Mary K. Beavers, Co-Trustee
Carita A. Kelleher Family Trust, Grantor

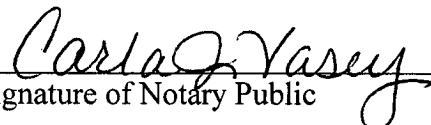


Margaret H. Shearer, Co-Trustee
Carita A. Kelleher Family Trust, Grantor

STATE OF IOWA, COUNTY OF MADISON _____

This record was acknowledged before me on August 15, 2025, by Jane A. Otton, Mary K. Beavers and Margaret K. Shearer as Co-Trustees of the Carita A. Kelleher Family Trust.





Signature of Notary Public