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Rec Amt \$17.00 Aud Amt \$5.00

INDX
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:
5154623731

Taxpayer Information: Rollie Edward Robbins III, 371 Long St, Patterson, IA 50218

Return Document To: Rollie Edward Robbins III, 371 Long St, Patterson, IA 50218

Grantors: Dwight Frazier

Grantees: Rollie Edward Robbins III

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, Dwight Frazier, a single individual, does hereby Quit Claim to Rollie Edward Robbins III, all my right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See Exhibit A

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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

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: 2-4-2025

Dwight Frazier
Dwight Frazier, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 2-4, 2025 by Dwight Frazier.

Lauren Palmer
Signature of Notary Public



EXHIBIT A

A tract of land commencing at a point 19 rods South of the Northwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-nine (29), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence East 15 rods and 12 links, thence South 17 rods and 9 links, thence East 2 links, thence South 13 rods and 12 links, thence West to the West line of said Northeast Quarter (1/4) of the Southwest Quarter (1/4), thence North to the point of beginning, excepting therefrom the following described tract: Commencing 435 feet South of a point on the North line of the Southwest Quarter (1/4) which is 1490.9 feet East of the Northwest corner of said Southwest Quarter (1/4), and running thence East 30 feet, thence South 30 feet, thence West 30 feet, thence North 30 feet to the point of beginning, also, excepting therefrom a tract described as: Commencing as a point of reference at the Northwest Corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-nine (29) Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South 658.9 feet along the West line of said Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-nine (29) to a point (this is an assumed bearing for purposes of this description only); thence South 90°00' East 130.4 feet to the point of beginning of parcel herein described; thence continuing South 90°00' East 126.3 feet to a point; thence South 163.4 feet to a point; thence South 90°00' West 126.3 feet to a point; thence North 163.4 feet to the point of beginning, and subject to easements of record, and containing 0.5 acres more or less, also, excepting a parcel of land deeded to the State of Iowa described as: Commencing at the Northwest Corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-nine (29); thence South 1°41'11" East 313.50 feet along the west line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-nine (29), to a point on the present southwesterly right of way line of Primary Road No. 1a. 92; thence North 89°24'21" East 106.26 feet along said present southwesterly right of way line to the Point of Beginning; thence continuing North 89°24'21" East 149.16 feet; thence South 1°54'34" East 85.18 feet; thence northwesterly 173.56 feet along a 1470.89 ft. radius curve, concave southwesterly and having a chord bearing North 61°11'37" West 173.46 feet, to a point on the present southwesterly right of way line of Primary Road No. 1a. 92, the Point of Beginning, containing 0.14 acre, of which 0.10 acre is contained within present highway easements,