

BK: 2025 PG: 454
Recorded: 2/20/2025 at 12:37:10.0 PM
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

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: Scott A. Hall, 303 Locust Street, Suite 400, Des Moines, IA 50309,
Tel: 515-282-6803

Taxpayer Information: Robert J. Mulvihill, Trustee of the Robert J. Mulvihill Revocable Trust,
3108 Cumming Rd, Cumming, IA 50061

Return Document To: Robert J. Mulvihill, Trustee of the Robert J. Mulvihill Revocable Trust,
3108 Cumming Rd, Cumming, IA 50061

Grantors: Robert J. Mulvihill

Grantees: Robert J. Mulvihill, Trustee of the Robert J. Mulvihill Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents: 2004-4012



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, **Robert J. Mulvihill, a widow not remarried**, do hereby Quit Claim to **Robert J. Mulvihill, as Trustee of the Robert J. Mulvihill Revocable Trust Agreement dated February 19, 2025**, all our right, title, interest, estate, claim and demand in the following described real estate in Warren County, Iowa:

A TRACT OF LAND IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SW 1/4 OF SECTION 27, T77N, R26W OF THE 5TH P.M.; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 905.13 FEET; ALONG THE NORTH LINE OF SAID SW 1/4, TO THE POINT OF BEGINNING. THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 469.77 FEET ALONG SAID NORTH LINE; THENCE SOUTH 03 DEGREES 58 MINUTES 33 SECONDS WEST 452.94 FEET; THENCE SOUTH 86 DEGREES 53 MINUTES 23 SECONDS EAST 468.69 FEET; THENCE NORTH 03 DEGREES 58 MINUTES 33 SECONDS EAST 478.43 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 5.010 ACRES INCLUDING 0.557 ACRES OF COUNTY ROAD RIGHT OF WAY.

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).

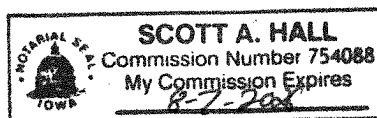
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: February 19, 2025.


Robert J. Mulvihill, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on February 19, 2025 by Robert J. Mulvihill.




Signature of Notary Public