

BK: 2025 PG: 858

Recorded: 4/11/2025 at 10:24:08.0 AM

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

TRUSTEE QUIT CLAIM DEED

Prepared by: Aaron M. Hubbard, Hubbard & Roth Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and Return to: William and Linda Ahrens, 2869 St Charles Road, St Charles, IA 50240

Grantor/Affiant: William Allen Ahrens and Linda Joyce Ahrens, Trustees of the William and Linda Ahrens Joint Revocable Trust

Grantee: William A. Ahrens and Linda J. Ahrens

For the consideration of One Dollar(s) and other valuable consideration, William Allen Ahrens and Linda Joyce Ahrens, Trustees of the William and Linda Ahrens Joint Revocable Trust, do hereby convey to William A. Ahrens and Linda J. Ahrens, a married couple, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate:

See attached addendum

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

The grantor states all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer. Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

<u>Bill Ahrens 3-25-25</u>	<u>Linda Joyce Ahrens 3-25-25</u>
William Allen Ahrens, Trustee (DATE)	Linda Joyce Ahrens, Trustee (DATE)
William and Linda Ahrens Joint Revocable Trust	William and Linda Ahrens Joint Revocable Trust

STATE OF IOWA, COUNTY OF P. 14

This record was acknowledged before me on 3-25-25, by William Allen Ahrens and Linda Joyce Ahrens, Trustees of the William and Linda Ahrens Joint Revocable Trust.



[Signature]
Signature of Notary Public

ADDENDUM

The East Half (1/2) of the Northeast Quarter (1/4) of Section Eighteen (18), in Township Seventy-five (75) North, of Range Twenty-six (26) West of the 5th P.M., except Parcel "D" located in the East Half (1/2) of the Northeast Quarter (1/4) of said Section Eighteen (18), as shown in Plat of Survey filed in Book 3; Page 330, on October 7, 1998, in the Office of the Recorder of Madison County, Iowa, and except Parcel "E" located in the East Half (1/2) of the Northeast Quarter (1/4) of said Section Eighteen (18), as shown in Plat of Survey filed in Book 3, Page 471, in June 24, 1999, in the Office of the Recorder of Madison County, Iowa, and excepting therefrom 6.25 acres conveyed for use of a Public Highway to Madison County, Iowa, in Warranty Deed filed December 31, 1968, in Book 96, Page 307, of the records of the Recorder of Madison County, Iowa.