

BK: 2025 PG: 874
Recorded: 4/14/2025 at 9:10:42.0 AM
Pages 4
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Matthew Bollman, 1415 28th St STE 160, West Des Moines, Iowa 50266
Taxpayer: Nelson and Katherine Ransom, 700 W North Street, Truro, IA 50257
Preparer: Matthew Bollman, 1415 28th St STE 160, West Des Moines, IA 50266, Tel: (515) 727-0986



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Ivyl Ransom a/k/a Nelson Ivyl Ransom a/k/a N. Ivyl Ransom and Katherine Ransom a/k/a Katherine Sue Ransom a/k/a Katherine S. Ransom, husband and wife, do hereby Quit Claim to Nelson Ivyl Ransom and Katherine Sue Ransom, Trustees of the Nelson and Katherine Ransom Joint Revocable Trust dated March 13, 2025, and any amendments thereto all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

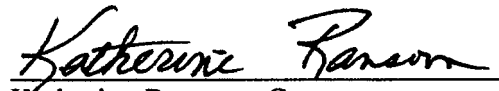
SEE ADDENDUM.

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.

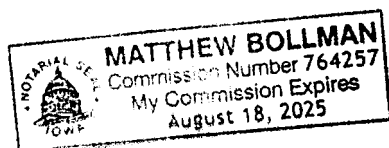
Dated: March 13, 2025.


Ivyl Ransom, Grantor


Katherine Ransom, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on March 13, 2025 by Ivyl Ransom a/k/a Nelson Ivyl Ransom a/k/a N. Ivyl Ransom and Katherine Ransom a/k/a Katherine Sue Ransom a/k/a Katherine S. Ransom, husband and wife.




Signature of Notary Public

ADDENDUM

A tract described as commencing 515 feet North of the Southeast Corner of Section 16, thence West 33 feet to the point of beginning, thence West 94 feet, thence North 170.5 feet, thence East 94 feet, thence South 170.5 feet to the place of beginning; all in Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa.

AND

The North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$); except that part platted and dedicated to the Town of Truro (Ego); except a tract of land commencing 30 feet West of the Northwest corner of Block 1 of Hull's Addition to the Town of Truro, which point is 42 rods and 7 feet south and 27 rods and $13\frac{1}{2}$ feet West of the Northeast corner of the Southeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), and running thence West parallel with the South line of said Section, 132 feet, thence South 160 feet, thence East parallel with said South line of said Section, 132 feet, thence North 160 feet to the point of beginning; and except the North 180 feet of the South 190 feet of the East 167 feet thereof, and the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), except a tract commencing at the Northeast corner thereof and running thence West 500 feet, thence Southeast to the East line of the said 40-acre tract, thence North 357.8 feet to the place of beginning; and the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$); and the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), except the North 17 rods of the South $35\frac{1}{2}$ rods of the East $7\frac{1}{2}$ rods thereof, in Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND

The West 480 Feet in width of the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND

All that part of the South 322 Feet of the East 819 feet of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and of the West 40 feet of the Southeast Quarter ($\frac{1}{4}$) of said Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16) lying South and West of the Public Highway and containing 2.63 acres more or less, in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

EXCEPT that part of the West 480 feet of the South One-half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Truro, Iowa, described as follows: Commencing at the Northwest Corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Sixteen (16); thence on an assumed bearing of North $86^{\circ}22'35''$ East along the North line of said Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) a distance of 194.48 feet to the point of beginning; thence North $86^{\circ}22'35''$ East along said North line 286.41 feet to the East line of the West 480.00 feet of said Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); thence South $00^{\circ}07'24''$ East along said East line 211.33 feet to the Northerly line of Madison County Highway G 68; thence Northwesterly 345.74 feet along said Northerly line and a nontangential curve, concave Northeasterly, said curve has a radius of 2242.00 feet, a central angle of $08^{\circ}50'08''$, a chord 345.40 feet in length bearing North $55^{\circ}59'02''$ West to the point of beginning,

AND EXCEPT Parcel "A", located in the East Half (½) of the Southeast Quarter (¼) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 0°00'12" West, 22.00 feet along the East line of the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Sixteen (16); thence South 85°53'12" West, 189.70 feet; thence South 0°00'12" West, 172.23 feet; thence North 88°28'40" East, 189.28 feet to the point on the East line of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Sixteen (16); thence North 0°00'11" East, 158.81 feet along the East line of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Sixteen (16) to the Point of Beginning. Said

AND EXCEPT: Parcel "A" located in the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey filed in Book 2001, Page 4416 of the Recorder's Office of Madison County, Iowa.

AND EXCEPT: Parcel "J" of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2010, Page 666 of the Recorder's Office of Madison County, Iowa.

EXCEPT

Parcel L of that part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 74 North, Range 26 West of the 5th P.M., City of Truro, Madison County, Iowa, depicted and described on the Plat of Survey recorded April 8, 2019 as Document No. 2019-996 in the office of the Recorder for Madison, County, Iowa.

EXCEPT

Parcel "B" located in the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., City of Truro, Madison County, Iowa, containing 0.667 acres, as shown in Plat of Survey filed in Book 2, Page 401 on June 24, 1999, in the Office of the Recorder of Madison County, Iowa.

AND

Parcel "A" located in the East Half of the Southeast Quarter (E 1/2 SE 1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., located in and forming a part of the City of Truro, Madison County, Iowa, containing 0.767 acres, as shown in Plat of Survey filed in Book 2, Page 400 on June 24, 1999, in the Office of the Recorder of Madison County, Iowa.

AND

The North Half of the Northwest Quarter (N ½ NW ¼), and the West Sixty (60) acres of the North Half of the Northeast Quarter (N1/2 NE 1/4) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

EXCEPT

Parcel "D" located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.13 acres, as shown in Plat of Survey filed in Book 2022, Page 3009 on October 17, 2022, in the Office of the Recorder of Madison County, Iowa.