



Document 2026 1700

Book 2026 Page 1700 Pages 2

Date 6/10/2026 Time 3:34:11PM

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: Clint W. Kephart and Gloria J. Moriarty, 202 S. Walnut Street, St. Charles, IA 50240
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 Dollars ----- Dale E. Kephart and Connie K. Kephart, a Married Couple, do hereby Quit Claim to Clint W. Kephart and Gloria J. Moriarty, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

All that part of the former right-of-way of the Chicago, Burlington and Quincy Railroad Company, which lies between the West line of Walnut Street and North of the North line of Clanton Street, Town of St. Charles, Iowa, in the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., in Madison County, Iowa, and which lies on both sides of the center line of said right-of-way EXCEPT Parcel "G" located in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 0.2359 acres, as shown in Plat of Survey filed in Book 2, Page 307 on November 26, 1996 in the Office of the Recorder of Madison County, Iowa AND EXCEPT all that part of the former right-of-way of the Chicago, Burlington and Quincy Railroad Company, which lies West of the East line of said Lot Twelve (12) and lying North of the North line of said Parcel "G".

This transfer 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: June 5, 2026.

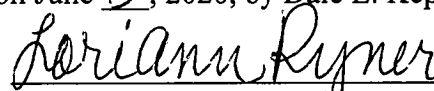

Dale E. Kephart, Grantor


Connie K. Kephart, Grantor

STATE OF IOWA, COUNTY OF MADISON:

This record was acknowledged before me on June 5, 2026, by Dale E. Kephart.

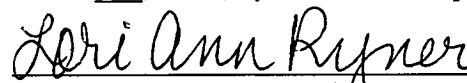



Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON:

This record was acknowledged before me on June 5, 2026, by Connie K. Kephart.




Signature of Notary Public