



Document 2016 434

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Date 2/22/2016 Time 11:06:11AM

Rec Amt \$22.00 Aud Amt \$5.00

INDX ✓
ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

**QUITCLAIM DEED
Recorder's Cover Sheet**

✓

**RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:**

NORMAN DOWLER, LLP
840 County Square Drive, 3rd Fl
Ventura, California 93003-5406
File No.: 25221.000 mmi:ah

MAIL TAX STATEMENTS TO:

Ruth A. Young
252 Petit Avenue
Ventura, California 93004

Grantor: Ruth A. Young

Grantee: Ruth A. Young, Trustee of the
Ruth A. Young Revocable Trust

Legal Description: See Exhibit "A"

APN: 111-02-24-66020000

2 Farm lots

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ruth A. Young, a widow,

does hereby **REMISE, RELEASE AND FOREVER QUITCLAIM** to

Ruth A. Young, Trustee of the Ruth A. Young Revocable Trust
dated Jan 26, 2016,

all of her right title, interest, estate, claim and demand in the real property in the County of Madison, State of Iowa, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF BY THIS REFERENCE.

Consideration less than \$500.00, no declaration of value required.

The undersigned hereby relinquishes all rights, of dower, homestead and distribute 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.

Date: Jan 26, 2016.

Ruth A. Young
Ruth A. Young

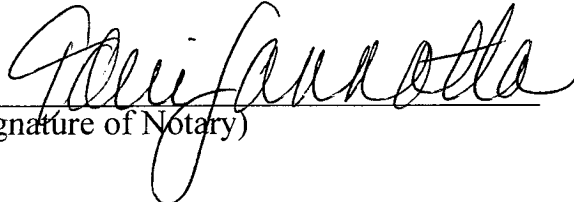
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

On Jan. 26, 2016, before me, TONI JANNOTTA, a Notary Public, personally appeared Ruth A. Young, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


(Signature of Notary)

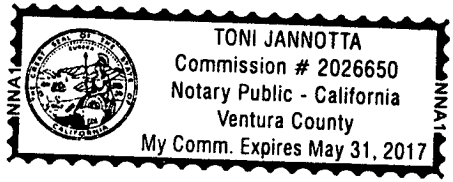


EXHIBIT "A"
LEGAL DESCRIPTION
Two farmland lots, Van Meter, Iowa
Madison County Parcel No. 110-02-24-6602000

I. Real property described as:

Commencing at a point 700 feet North and 336 feet East of the Southwest Corner of Section Twenty-four (24), township Seven-seven (77) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, running thence East 336 feet, thence South 700 feet to the South line of said Section, thence West along the West line of said Section 336 feet, thence North 700 feet to the Place of beginning, continuing in all

Approximately 5.4 acres.

II. Real property described as:

Commencing at the Southwest Corner of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, running thence North along the West line of said Section 700 feet, thence East 336 feet, thence South 700 to the South line of said Section, thence West along the West line of said Section 336 feet to the place of beginning.

Including reservations, easements, covenants, etc., running with the land as follows:

"The grantor herein also grants the grantee the right to use water from any well existing on the Southwest Quarter (SW1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-four (24), township Seven-seven (77) North, Range Twenty-seven (27) or to drill a new well on said Southwest Quarter (SW1/4) of the Southwest Quarter (SW 1/4). In addition thereto Grantor gives Grantee the right to install a pump in said well and to lay and maintain an underground pipe from said well to the above-described premises conveyed to the Grantee. Grantee shall pay all damages to crops occasioned by drilling said Well, laying and maintaining said waterpipe. This right shall be considered to be a covenant running with the land herein conveyed to the grantee".

Approximately 5.4 acres