



Document 2016 2269

Book 2016 Page 2269 Type 03 002 Pages 2
Date 8/04/2016 Time 8:17:51AM
Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



QUIT CLAIM DEED

Return to: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067
Preparer: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, (515) 462-4912
Taxpayer: Karen S. Collins Revocable Trust, c/o Karen S. Collins, 1423 Hwy 169, Winterset, IA 50273

For the consideration of Estate Planning Dollar(s) and other valuable consideration, Karen S. Collins,

do hereby
Quit Claim to Karen S. Collins Revocable Trust under Agreement dated December 29, 2014,
all our right, title, interest,
estate, claim and demand in the following described real estate in MADISON County, Iowa:
For Legal Description see Exhibit "A" attached hereto and by this reference incorporated herein.

This conveyance is for estate planning purposes without actual consideration and is exempt from transfer tax under Iowa Code Section 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: August 3, 2016

<u>Karen S. Collins</u> Karen S. Collins (Grantor)	_____ (Grantor)
_____ (Grantor)	_____ (Grantor)
_____ (Grantor)	_____ (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on August 3, 2016, by Karen S. Collins



J. M. Russell
Signature of Notary Public

EXHIBIT "A"

Commencing at a point 1,220.9 feet West of the Northeast corner of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25) and running thence South, $42^{\circ} 56'$ East, 274 feet, thence South, $42^{\circ} 15'$ East, 113.5 feet, thence South, $54^{\circ} 57'$ East, 432.4 feet, thence South, $19^{\circ} 44'$ West, 79 feet, thence South, $67^{\circ} 21'$ West, 63.3 feet, thence South, 70° West, 238 feet, thence South, $62^{\circ} 07'$ West, 155 feet, thence South, $47^{\circ} 20'$ West, 243 feet, thence South, $40^{\circ} 33'$ West, 167 feet, thence South, $24^{\circ} 01'$ West, 35.5 feet, thence South, $1^{\circ} 05'$ East, to a point 10 rods North of the South line of said 40-acre tract, thence East to a point $45 \frac{5}{7}$ rods East of the West line of said 40-acre tract, thence North to the North line thereof, thence West to the point of beginning; also the South 5 acres of said Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) excepting the East 26 rods of said 5 acre tract; excepting therefrom all that part thereof used for primary and/or State highway purposes; also a tract of land described as follows: Commencing at a point on the South line of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-five (25), 899.3 feet West of the Southeast corner of said 40-acre tract, and running thence West 299.1 feet, thence Northerly 274.3 feet along a 540 foot radius curve concave Easterly and tangent to the following course, thence North, $1^{\circ} 6'$ West, 153.94 feet, thence North, $88^{\circ} 54'$ East, 112.47 feet, thence Southeasterly 238.7 feet along a 1960 foot radius curve concave Northeasterly and tangent to the following course, thence South $33^{\circ} 53'$ East, 255.1 feet to the point of beginning and containing 2.11 acres more or less; all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; except that part of the above described land included within the following tract: Commencing 101.7 feet West of the Southeast corner of the Northeast Quarter ($\frac{1}{4}$) of said Section and running thence North, $23^{\circ} 24'$ West, 213.8 feet, thence North, $40^{\circ} 25 \frac{3}{4}'$ West, 568.7 feet, thence South, 1° West, .621 feet to the South line of said Northeast Quarter ($\frac{1}{4}$) of said Section, thence East on said South line 464.8 feet to the point of beginning and containing 3.7227 acres.