

BK: 2017 PG: 2539  
Recorded: 8/15/2017 at 1:24:08.0 PM  
Fee Amount: \$27.00  
Revenue Tax: \$0.00  
LISA SMITH RECORDER  
Madison County, Iowa



**QUIT CLAIM DEED**

Return to: Breanna Young, PO Box 370, Earlham, IA 50072

Preparer: Breanna Young, PO Box 370, Earlham, IA 50072, (515) 758-2267

Taxpayer: James and Dixie Tyler, 1799 260th St., Winterset IA 50273

For the consideration of One Dollar(s) and other valuable consideration, James M. Tyler and Dixie L. Tyler, a married couple

do hereby  
Quit Claim to James M. Tyler, as trustee of the James M. Tyler Trust, as to an undivided one-half interest; and Dixie L. Tyler, as trustee of the Dixie L. Tyler Trust, as to an undivided one-half interest all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:  
See 1 in Addendum

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 15, 2017

James M. Tyler  
James M. Tyler (Grantor)

Dixie L. Tyler  
Dixie L. Tyler (Grantor)

\_\_\_\_\_  
(Grantor)

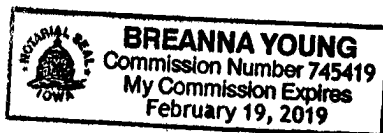
\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 15, 2017, by James M. Tyler and Dixie L. Tyler



Breanna Young  
Signature of Notary Public

## Addendum

1. The Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$  NE $\frac{1}{4}$ ) and the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$  NE $\frac{1}{4}$ ) EXCEPT the following-described tract: Commencing at the Northwest corner thereof and running thence East 16 chains, thence South 2.8 chains, thence South 78 $\frac{1}{2}$  $^{\circ}$  West 3.32 chains, thence North 41 $\frac{1}{2}$  $^{\circ}$  West 2.49 chains, thence South 70 $^{\circ}$  West 2.50 chains, thence South 33 $^{\circ}$  West 8.53 chains, thence South 10.25 chains to the South line of said 40 acres, thence West 4 chains to the Southwest corner thereof, thence North to the place of beginning, containing 27.27 acres of Section Twenty (20), AND the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$  SE $\frac{1}{4}$ ) AND the East 6 acres of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$  SE $\frac{1}{4}$ ) EXCEPT a parcel of land located in the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty (20), Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast Corner of Section 20, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence, along the south line of said Section 20, South 90 $^{\circ}$ 00'00" West 199.18 feet; thence North 00 $^{\circ}$ 01'50" East 1307.22 feet to the North line of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$  SE $\frac{1}{4}$ ) of said Section 20; thence along said North line, South 89 $^{\circ}$ 25'32" West 157.56 feet; thence North 00 $^{\circ}$ 17'13" West 611.00 feet; thence North 89 $^{\circ}$ 25'32" East 357.02 feet to the East line of said Section 20; thence, along said East line, South 00 $^{\circ}$ 17'13" East 611.00 feet to the NE Corner of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$  SE $\frac{1}{4}$ ) of said Section 20; thence continuing along said East line South 00 $^{\circ}$ 02'31" West 1309.22 feet to the Point of Beginning. Said parcel of land contains 10.993 acres, including 0.564 acres of county road right-of-way, all in Section Twenty (20), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;  
AND  
The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$  SW $\frac{1}{4}$ ) and all that part of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$  SW $\frac{1}{4}$ ) lying South and West of Middle River (containing about 9 acres) of Section Sixteen (16), and a tract of land commencing 23 rods South of the Northwest corner of Section Twenty-one (21) and running thence North to said Northwest corner, thence East 25 rods, thence southwesterly in a straight line to the point of beginning; all in Township Seventy-five (75) North of Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

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