



Document 2017 3191

Book 2017 Page 3191 Type 03 002 Pages 2

Date 10/10/2017 Time 10:49:31AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

David L. Jungmann, 113 W Iowa, PO Box 329, Greenfield, IA 50849, Phone: (641) 743-6195

Taxpayer Information: (name and complete address)

Randal D. and Anita J. Wildin, 3263 - 220th Road, St. Charles, IA 50240

LEJ ✓

Return Document To: (name and complete address)

David L. Jungmann, 113 W Iowa, PO Box 329, Greenfield, IA 50849

Grantors:

RANDAL D. WILDIN, a/k/a Randal Dean Wildin, and ANITA J. WILDIN, a/k/a Anita Joyce Wildin

Grantees:

Anita Joyce Wildin, a/k/a Anita J. Wildin, and Randal Dean Wildin, a/k/a Randal D. Wildin, Co-trustees of the ANITA J. WILDIN TRUST uti September 22, 2017

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

QUIT CLAIM DEED

For the consideration of ONE (\$1.00) Dollar(s) and other valuable consideration, RANDAL D. WILDIN, a/k/a Randal Dean Wildin, and ANITA J. WILDIN, a/k/a Anita Joyce Wildin, husband and wife, do hereby Quit Claim to Anita Joyce Wildin, a/k/a Anita J. Wildin, and Randal Dean Wildin, a/k/a Randal D. Wildin, Co-trustees of the ANITA J. WILDIN TRUST uti September 22, 2017, all our right, title, interest, estate, claim and demand in the following described real estate in MADISON County, Iowa:

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE:

A tract of land in the West Half of the Southeast Quarter (W1/2SE1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the South Quarter corner of Section 2, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence along the South line of the SE1/4 of said Section 2 North 85°35'00" East 160 feet to the point of beginning, thence continuing along said South line, North 85°35'00" East 601.25 feet; thence North 00°00'00" 1,179.5 feet; thence North 85°36'11" East 555.12 feet to the East line of the W1/2SE1/4 of said Section 2; thence along said East line North 00°07'23" East 1,443.12 feet to the NE corner of the NW1/4SE1/4 of said Section 2; thence along the North line of said NW1/4SE1/4 South 85°30'50" West 730.86 feet; thence South 00°37'36" West 1,460.00 feet; thence South 85°35'00" West 400.00 feet; thence South 00°37'36" West 1,163.65 feet to the point of beginning. Said tract of land contains 40.238 acres including 0.687 acres of county road right-of-way.

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: 10/6, 2017.

Randal D. Wildin
RANDAL D. WILDIN, a/k/a Randal Dean Wildin

Anita J. Wildin
ANITA J. WILDIN, a/k/a Anita Joyce Wildin
(Grantors)

STATE OF IOWA, COUNTY OF Adair

This record was acknowledged before me on 10/6, 2017, by RANDAL D. WILDIN a/k/a Randal Dean Wildin, and ANITA J. WILDIN, a/k/a Anita Joyce Wildin, husband and wife.



Beth Scheel
Signature of Notary Public