

BK: 2018 PG: 1445
Recorded: 5/9/2018 at 11:58:58.0 AM
Fee Amount: \$47.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Preparer Information: Ouderkirk Law Firm, 108 W. Ashland Ave., P.O. Box 156, Indianola, IA 50125, (515) 961-5315
Return Document To: Andrée Sandahl Revocable Trust, 3043 Heritage Ave., Lorimor, IA 50149
Taxpayer Information: Andrée Sandahl Revocable Trust, 3043 Heritage Ave., Lorimor, IA 50149

QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Curt L. Sandahl and Andrée D. Sandahl, husband and wife, do hereby Quit Claim to Andrée D. Sandahl, as Trustee of the Andrée Sandahl Revocable Trust, all their right, title, interest, estate, claim and demand in the following real estate in Madison County, Iowa:

1. An undivided one-half interest in:

The East Half (1/2) of the Southeast Quarter (1/4) of Section Eight (8) AND a tract described as follows: Commencing at the Northwest corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), and running thence South 80 rods, thence East 80 rods, thence in a Northwesterly direction on a straight line to place of beginning; ALL in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; EXCEPT Commencing at the Southwest corner of the East Half (1/2) of the Southeast Quarter (1/4) of said Section Eight (8), running thence North along the West line of said 80 acre tract for a distance of approximately 78 rods to the point where the West line of said 80 acre tract crosses the main channel of Clanton Creek, thence South and East along the center of the channel of Clanton Creek to the point where the center of the channel of Clanton Creek crosses a line drawn from the Northwest corner to the Southeast corner of the Southwest Quarter (1/4) of Southwest Quarter (1/4) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., thence Southeast along said line to the Southeast corner of said Southwest Quarter (1/4) of the Southwest Quarter (1/4), thence West along the South line of said Sections Nine (9) and Eight (8) to the point of beginning, containing in all approximately 17 acres, subject to easements of record; AND EXCEPT Parcel "A", located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eight (8), containing 5.055 acres as shown in Plat of Survey filed in Book 2, Page 654 on March 20, 1996, in the Office of the Recorder of Madison County, Iowa

AND

The North Half (N 1/2) of Section Seventeen (17), AND the North Three-fourths (N 3/4) of the East Half (E 1/2) of Section Eighteen (18); AND the Southeast Quarter (SE 1/4) of Section Seven (7); AND the Southwest Quarter (SW 1/4) and the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Eight (8); ALL in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

2. An undivided one-half interest in:

The East 10 acres of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and the South 15 acres of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) and the North 10 acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Five (5), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

AND

The North Half (1/2) of the Southwest Quarter (1/4) and all that part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) lying and being North and East of a straight line drawn from the Northwest corner of said 40-acre tract to the Southeast corner thereof, EXCEPT that part thereof lying South and East of the center of Clanton Creek, in Section Nine (9) in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, AND EXCEPT Parcel "A" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Nine (9), containing 13.295 acres, as shown in Plat of Survey filed in Book 2, Page 540 on January 26, 1995, in the Office of the Recorder of Madison County, Iowa

AND

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 2, Page 714 on August 27, 1996 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "D" located therein, as shown in Plat of Survey filed in Book 2007, Page 4535 on December 26, 2007, in the Office of the Recorder of Madison County, Iowa

Consideration under Five Hundred Dollars (\$500.00). No transfer tax required.

The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Date: 5-18-18

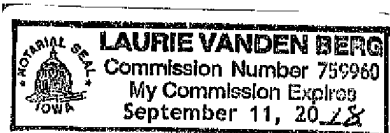
Curt L. Sandahl
Curt L. Sandahl

Date: 5-8-18

Andrée D. Sandahl
Andrée D. Sandahl

STATE OF IOWA, WARREN COUNTY, SS:

On the 8th day of May, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Curt L. Sandahl and Andrée D. Sandahl, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Laurie Vandenberg
Notary Public in and for the State of Iowa