



Document 2019 1921

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Rec Amt \$47.00 Aud Amt \$35.00

INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



QUIT CLAIM DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 106
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, PO Box 230, Winterset, IA 50273
Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Dorothy Sue Baker Living Trust, 3017 Black Elk Court, Burlington, NC 27215

Return Document To: (Name and complete address)

Mark L. Smith, PO Box 230, Winterset, IA 50273
515-462-3731

Grantors:

Dorothy Sue Baker
Ronald Baker

Grantees:

The Dorothy Sue Baker Living Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of ---\$1.00--- Dollar(s) and other valuable consideration, Dorothy Sue Baker and Ronald Baker, wife and husband

do hereby Quit Claim to The Dorothy Sue Baker Living Trust dated May 21, 2019

all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21). See attached for legal description

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: June 13, 2019

Dorothy Sue Baker (Grantor)

Ronald Baker (Grantor)

(Grantor)

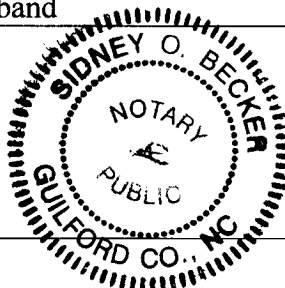
(Grantor)

(Grantor)

(Grantor)

STATE OF NORTH CAROLINA, COUNTY OF ALAMANCE

This record was acknowledged before me on June 13, 2019, by Dorothy Sue Baker and Ronald Baker, wife and husband



Sidney O Becker Signature of Notary Public my commission expires 02-14-2020

The South 22 acres of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** that part thereof which lies West of the center of the main channel of Middle River.

The North Fractional Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, **EXCEPT** the following-described tracts, to-wit:

1. All that part of the Northeast Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Three (3) which lies south and east of the public highway;
2. A tract of land commencing Seven Hundred (700) feet East of the Southwest corner of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Three (3); thence East Six Hundred Thirty-two (632) feet to the center of said public highway; thence North One Hundred Ninety-five (195) feet along center of said highway, thence West Six Hundred Thirty-two (632) feet, thence South One Hundred Ninety-five (195) feet to place of beginning.

The Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. All that part of a tract of land located therein, as shown in Plat of Survey filed in Book 2, Page 47 on September 24, 1986, in the Office of the Recorder of Madison County, Iowa.
2. All that part of the following-described tract of land located therein: Commencing at the Northeast corner of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twelve (12), thence West 6.00 feet along the North line of said Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twelve (12), thence South $00^{\circ}41'$ East 170.25 feet to the point of beginning, thence continuing South $00^{\circ}41'$ East 46.85 feet, thence South $67^{\circ}40'$ West 136.00 feet, thence South $02^{\circ}40'$ West 161.00 feet, thence North $89^{\circ}27'$ East 310.00 feet, thence North $03^{\circ}46'$ East 212.00 feet, thence North $76^{\circ}48'$ West 196.38 feet to the point of beginning.
3. All that part of the following-described tract of land located therein: A tract of land commencing 1,314 feet East of the Northwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twelve (12), running thence S. 223 Feet, thence South 65° West, 136 Feet, thence South 161 Feet, thence East 310 Feet, thence N. 212 Feet, thence in a Southeasterly direction 396 Feet to a point 320 feet South of the North line of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twelve (12), thence in a Southeasterly direction 200 feet to a point 621 feet West and 486 feet South of the Northeast corner of said Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twelve (12), thence East 621 feet, thence North 486 feet to said Northeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twelve (12), thence West 1,326 feet to the point of beginning.

Fifteen (15) acres off of the East end of the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

The North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** all that part thereof lying South and East of Middle River, containing 2.22 acres, more or less.

The Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. A tract of land located in the Southwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), known as Lot 2 and more particularly described as follows, to-wit: Commencing at the Southwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence North 45 rods, thence East 20 rods, thence South 45 rods, thence West 20 rods to the place of beginning;
2. All that part thereof which lies North and West of the public road;
3. All that part of the following-described tract of land located therein: A tract of land commencing 1,314 feet East of the Northwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), running thence S. 223 Feet, thence South 65° West, 136 Feet, thence South 161 Feet, thence East 310 Feet, thence N. 212 Feet, thence in a Southeasterly direction 396 Feet to a point 320 feet South of the North line of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12), thence in a Southeasterly direction 200 feet to a point 621 feet West and 486 feet South of the Northeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12), thence East 621 feet, thence North 486 feet to said Northeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12), thence West 1,326 feet to the point of beginning;
4. All that part of the following-described tract of land located therein: Commencing at the Northeast corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence West 6.00 feet along the North line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence South 00°41' East 170.25 feet to the point of beginning, thence continuing South 00°41' East 46.85 feet, thence South 67°40' West 136.00 feet, thence South 02°40' West 161.00 feet, thence North 89°27' East 310.00 feet, thence North 03°46' East 212.00 feet, thence North 76°48' West 196.38 feet to the point of beginning.

Legal Description

The East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following-described tracts, to-wit:

1. A parcel of land commencing at the Southeast corner of said Section Twenty-five (25), thence North 304.95 feet to the point of beginning, thence West 500.00 feet, thence North 1,781.45 feet, thence East 500.00 feet, thence South 1,781.45 feet to the point of beginning;
2. All that part thereof used for highway purposes.
3. Parcel "H" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-Five (25), containing 9.05 acres, as shown in Plat of Survey filed in Book 2016, Page 1401 on May 23, 2016, in the Office of the Recorder of Madison County, Iowa

4. Lot "B" of North Stone Village, Plat No. 4, City of Winterset, Madison County, Iowa.
The West Half (1/2) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.
The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tracts, to-wit: <ul style="list-style-type: none"> 1. That part of Parcel "A" located therein, as shown in Amended Plat of Survey filed in Book 2, Page 598 on July 26, 1995, in the Office of the Recorder of Madison County, Iowa; 2. A tract of land containing 1.2625 acres, as shown in Plat of Survey filed in Town Plat Book 2, Page 150 on July 28, 1992, in the Office of the Recorder of Madison County, Iowa.

Legal Description
The East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the following-described tracts, to-wit: <ul style="list-style-type: none"> 1. A parcel of land commencing at the Southeast corner of said Section Twenty-five (25), thence North 304.95 feet to the point of beginning, thence West 500.00 feet, thence North 1,781.45 feet, thence East 500.00 feet, thence South 1,781.45 feet to the point of beginning; 2. All that part thereof used for highway purposes. 3. Parcel "H" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-Five (25), containing 9.05 acres, as shown in Plat of Survey filed in Book 2016, Page 1401 on May 23, 2016, in the Office of the Recorder of Madison County, Iowa 4. Lot "B" of North Stone Village, Plat No. 4, City of Winterset, Madison County, Iowa.
The West Half (1/2) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.
The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tracts, to-wit: <ul style="list-style-type: none"> 1. That part of Parcel "A" located therein, as shown in Amended Plat of Survey filed in Book 2, Page 598 on July 26, 1995, in the Office of the Recorder of Madison County, Iowa; 2. A tract of land containing 1.2625 acres, as shown in Plat of Survey filed in Town Plat Book 2, Page 150 on July 28, 1992, in the Office of the Recorder of Madison County, Iowa.

Legal Description

The East Half (1/2) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

The West Half (1/2) of the Southeast Quarter (1/4) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) 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 642 on January 22, 1996, in the Office of the Recorder of Madison County, Iowa.

All that part of the West three-fourths (3/4) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying South and East of the main channel of Middle River.

All that part of the North 18 acres of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying East of the main channel of Middle River.

The South 22 acres of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** that part thereof which lies West of the center of the main channel of Middle River.

The North Fractional Half (1/2) of the Northwest Quarter (1/4) and the North one-fourth (1/4) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, **EXCEPT** the following-described tracts, to-wit:

1. All that part of the Northeast Fractional Quarter (1/4) of the Northwest Quarter (1/4) and the North Ten (10) acres of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three (3) which lies south and east of the public highway;
2. A tract of land commencing Seven Hundred (700) feet East of the Southwest corner of the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three (3); thence East Six Hundred Thirty-two (632) feet to the center of said public highway; thence North One Hundred Ninety-five (195) feet along center of said highway, thence West Six Hundred Thirty-two (632) feet, thence South One Hundred Ninety-five (195) feet to place of beginning.

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. All that part of a tract of land located therein, as shown in Plat of Survey filed in Book 2, Page 47 on September 24, 1986, in the Office of the Recorder of Madison County, Iowa.
2. All that part of the following-described tract of land located therein: Commencing at the Northeast corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence West 6.00 feet along the North line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence South 00°41' East 170.25 feet to the point of beginning, thence continuing South 00°41' East 46.85 feet, thence South 67°40' West 136.00 feet, thence South 02°40' West 161.00 feet, thence North 89°27' East 310.00 feet, thence North 03°46' East 212.00 feet, thence North 76°48' West 196.38 feet to the point of beginning.
3. All that part of the following-described tract of land located therein: A tract of land commencing 1,314 feet East of the Northwest corner of the Southeast Quarter (1/4)

of the Northwest Quarter (1/4) of said Section Twelve (12), running thence S. 223 Feet, thence South 65° West, 136 Feet, thence South 161 Feet, thence East 310 Feet, thence N. 212 Feet, thence in a Southeasterly direction 396 Feet to a point 320 feet South of the North line of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12), thence in a Southeasterly direction 200 feet to a point 621 feet West and 486 feet South of the Northeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12), thence East 621 feet, thence North 486 feet to said Northeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12), thence West 1,326 feet to the point of beginning.

Fifteen (15) acres off of the East end of the North Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

The North Half (1/2) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** all that part thereof lying South and East of Middle River, containing 2.22 acres, more or less.

The Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. A tract of land located in the Southwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), known as Lot 2 and more particularly described as follows, to-wit: Commencing at the Southwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence North 45 rods, thence East 20 rods, thence South 45 rods, thence West 20 rods to the place of beginning;
2. All that part thereof which lies North and West of the public road;
3. All that part of the following-described tract of land located therein: A tract of land commencing 1,314 feet East of the Northwest corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), running thence S. 223 Feet, thence South 65° West, 136 Feet, thence South 161 Feet, thence East 310 Feet, thence N. 212 Feet, thence in a Southeasterly direction 396 Feet to a point 320 feet South of the North line of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12), thence in a Southeasterly direction 200 feet to a point 621 feet West and 486 feet South of the Northeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12), thence East 621 feet, thence North 486 feet to said Northeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12), thence West 1,326 feet to the point of beginning;
4. All that part of the following-described tract of land located therein: Commencing at the Northeast corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence West 6.00 feet along the North line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence South 00°41' East 170.25 feet to the point of beginning, thence continuing South 00°41' East 46.85 feet, thence South 67°40' West 136.00 feet, thence South 02°40' West 161.00 feet, thence North 89°27' East 310.00 feet, thence North 03°46' East 212.00 feet, thence North 76°48' West 196.38 feet to the point of beginning.

Legal Description

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. That part of Parcel "A" located therein, as shown in Amended Plat of Survey filed in Book 2, Page 598 on July 26, 1995, in the Office of the Recorder of Madison County, Iowa;
2. A tract of land containing 1.2625 acres, as shown in Plat of Survey filed in Town Plat Book 2, Page 150 on July 28, 1992, in the Office of the Recorder of Madison County, Iowa.

DOROTHY SUE BAKER LEGAL DESCRIPTION

All of my undivided interest in and to the following described real estate:

Legal Description
The South Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT that part of Parcel "L" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Seven (7), as show in the Plat of Survey filed in Book 2015, Page 1663 on June 16, 2015 in the Office of the Recorder of Madison County, Iowa.
The East 46 Acres of the North Half (1/2) of the Northeast Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT that part of Parcel "L" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Eighteen (18), as show in the Plat of Survey filed in Book 2015, Page 1663 on June 16, 2015 in the Office of the Recorder of Madison County, Iowa.
The East 60 Acres of the South Half (1/2) of the Northeast Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Legal Description
The Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.
The East Half (1/2) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.
The West Half (1/2) of the Southeast Quarter (1/4) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) 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 642 on January 22, 1996, in the Office of the Recorder of Madison County, Iowa.
All that part of the West three-fourths (3/4) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5 th P.M., Madison County, Iowa, lying South and East of the main channel of Middle River.
All that part of the North 18 acres of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5 th P.M., Madison County, Iowa, lying East of the main channel of Middle River.