

BK: 2024 PG: 805
Recorded: 4/17/2024 at 2:54:07.0 PM
Pages 3
County Recording Fee: \$42.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$45.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

SPACE ABOVE THIS LINE FOR RECORDER

Prepared by: Noah H. Ridgway, 521 East Locust St., Suite 302, Des Moines, IA 50309, Phone: (515) 284-5001
Return to: Noah H. Ridgway, 521 East Locust St., Suite 302, Des Moines, IA 50309
Tax Statements to: Sandra Ridgway, 1010 Badger Creek Road, Van Meter, IA 50261

QUIT CLAIM DEED

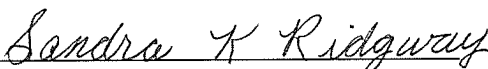
For the consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, Sandra K. Ridgway, a widowed and not remarried person, does hereby Quit Claim to Sandra K. Ridgway, Trustee of the Sandra K. Ridgway Living Trust dated April 16, 2024, and any amendments thereto, the following described real estate in Madison County, Iowa:

See Legal Description on "Exhibit A" attached hereto and made part hereof.

Transfer made for no actual consideration. Exempt from transfer tax and declaration of value pursuant to Iowa Code Section 428A.2(21).

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: April 16, 2024


Sandra K. Ridgway

STATE OF IOWA, COUNTY OF POLK, SS:

On this 16th day of April, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Sandra K. Ridgway, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



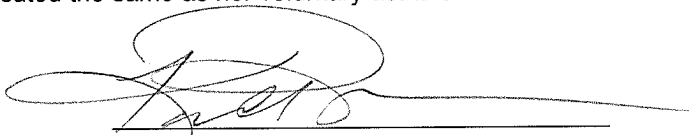

Notary Public

Exhibit A

Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Seventy-Seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except Parcel "D" located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 17.64 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 3481 on November 3, 2017, in the Office of the Recorder of Madison County, Iowa, as conveyed by Warranty Deed dated November 11, 2017 and recorded November 13, 2017 in Book 2017 at Page 3543 in the Office of the Recorder of Madison County, Iowa

and

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), and the South One-Sixteenth (S 1/16) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Seventeen (17), all in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

and

A parcel of land in part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17) and in part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty (20), and in part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-one (21), all in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa: beginning at the Northwest corner of said Section Twenty-one (21), thence North 84°01'58" East (assumed for this description), 1317.79 feet to the Northeast corner of said Northwest Quarter (NW 1/4), Northwest Quarter (NW 1/4); thence South 0°23'44" West along the East line of said Northwest Quarter (NW 1/4), Northwest Quarter (NW 1/4), 367.77 feet; thence South 66°41'29" West, 568.02 feet; thence South 77°47'54" West, 801.63 feet to the West line of said Northwest Quarter (NW 1/4), Northwest Quarter (NW 1/4); thence continuing South 77°47'54" West, 1230.35 feet; thence North 8°50'27" East, 644.06 feet; thence North 27°08'25" East, 145.69 feet to the North line of said Northeast Quarter (NE 1/4), Northeast Quarter (NE 1/4); thence continuing North 27°08'25" East, 402.90 feet; thence North 1°09'56" East, 537.52 feet; thence North 37°32'56" West, 518.28 feet to the North line of said Southeast Quarter (SE 1/4), Southeast Quarter (SE 1/4); thence North 83°22'53" East, 1172.41 feet to the Northeast corner of said Southeast Quarter (SE 1/4), Southeast Quarter (SE 1/4); thence South 0°24'07" West, 1329.09 feet to the point of beginning containing 61.85 acres, more or less

and

Parcel "B" of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of Section 1, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, as shown in a Plat of Survey dated January 16, 2003 and filed January 29, 2003 in Book 2003 at Page 502 (Instrument No. 000502) of the Madison County Recorder's office, and more particularly described as follows:

Commencing at the North 1/4 corner of said Section 1; thence S0°00'00"W, along the West line of said NE 1/4, a distance of 1001.61 feet to the Point of Beginning; thence N54°21'23"E, 580.15 feet; thence N85°07'17"E, 365.95 feet; thence S3°47'35"E, 393.00 feet; thence S78°39'53"W, 875.60 feet to the West line of said NE 1/4; thence N0°00'00"E, along said line, a distance of 141.16 feet to the Point of Beginning, containing 5.979 acres, more or less, and subject to a public road easement, containing 0.139 acres, more or less, and subject to any other easements or restrictions of record

and

The North Fractional Half of the Northeast Quarter (NE 1/4) of Section 1, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa

all subject to covenants, conditions, restrictions, easements, and unpaid taxes of record.