

BK: 2020 PG: 1938
Recorded: 6/4/2020 at 9:58:18.0 AM
Pages 7
County Recording Fee: \$67.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$70.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Adam Doll, 1009 Main Street, Adel, IA 50003 Telephone: (515) 993-4545

Taxpayer Information:

Hollingsworth Family Living Trust dated April 3, 2020, c/o Paul and Catherine Hollingsworth,
2570 Millstream Ave., Winterset, IA 50273

Return Document To:

Adam Doll, 1009 Main Street, Adel, IA 50003

Grantors:

Paul J. Hollingsworth
Catherine K. Hollingsworth

Grantees:

Paul J. Hollingsworth and Catherine K. Hollingsworth, Trustees, or their successors in interest,
of the Hollingsworth Family Living Trust dated April 3, 2020, and any amendments thereto

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Paul J. Hollingsworth and Catherine K. Hollingsworth, husband and wife, do hereby Quit Claim to Paul J. Hollingsworth and Catherine K. Hollingsworth, Trustees, or their successors in interest, of the Hollingsworth Family Living Trust dated April 3, 2020, and any amendments thereto, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See Addendum

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.

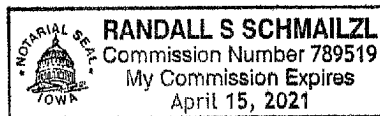
Dated: 4/3/2020

Paul J. Hollingsworth
Paul J. Hollingsworth

Catherine K. Hollingsworth
Catherine K. Hollingsworth

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on April 3, 2020, by Paul J. Hollingsworth and Catherine K. Hollingsworth as husband and wife.



R. Schmailzl
Signature of Notary Public

Addendum

The North Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) west of the 5th P.M., Madison County, Iowa.

AND

The Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) and the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Thirty-four (34) Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

The Southeast Quarter of the Southwest Quarter of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

EXCEPT a Parcel of land in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the South Quarter (1/4) Corner of said Section Thirty-four (34), thence North 00°00'00", 477.26 feet along the east line of the Southwest Quarter (1/4) of said Section Thirty-four (34); thence South 89°44'42" West 389.74 feet; thence South 00°00'00" 474.40 feet to the south line of said Southwest Quarter (1/4); thence South 89°50'00" East 389.74 feet to the point of beginning, said parcel contains 4.26 acres including 0.54 acres of public right of way.

AND EXCEPT a parcel of land located in the SE1/4SW1/4 of Section 34, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa lying on the north side of part of the following described centerline of Primary Road No. 307 as shown on Official plans for Project F-1110(1).

The centerline, designated by station points 100 feet apart, numbered consecutively from west to east, is described as follows: Beginning at Sta. 158+31.6, a point 11.9 ft. southerly of the SW corner of said Sec. 34, thence N 89°44' 1/2' E 1385.7 ft. to Sta. 172+17.3 thence easterly 200.0 ft. along a spiral curve, with a long tangent of 133.4 ft., a short tangent of 66.7 ft. and a deflection angle of 5°00' southerly to Sta. 174+17.3, thence easterly 182.7 ft. along a 1146.0 ft. radius curve concave southerly with a long chord bearing S80°41' 1/2' E to Sta. 176+00.

Said parcel is described as follows: Bounded on the south by the northerly right of way line of Primary Road No. 307; on the west by the west line of said SE1/4SW1/4; on the North and east by a line beginning at a point 60 ft. normally distant northerly from centerline on the west line of said SE1/4SW1/4, thence to a point 60 ft. normally distance northerly from Sta. 172+17.3, thence to a point 60 ft. radially distant northerly from Sta. 174+17.3, thence to a point on said northerly right of way line radial to Sta. 176+00.

AND

The East One-Half of the Southeast Quarter (except Cemetery) in Section Twenty-nine (29) and the West One-Half of the West One-Half of the Southwest Quarter in Section Twenty-Eight all in Township Seventy-Five North, Range 27 West of the 5th P.M., Madison County, Iowa.

AND

The East One-Half of the Northeast Quarter of Section Twenty-nine in Township Seventy-five North, Range 27 West of the 5th P.M., Madison County, Iowa.

AND

The Southwest Quarter of the Northwest Quarter in Section Twenty-eight (28), Township Seventy-five North, Range 27 West of the 5th P.M., Madison County, Iowa EXCEPT Parcel "B", a parcel of land located in a portion of the SW1/4 of the NW1/4 of Section 28, Township 75 North, Range 27 West of the 5th P.M., in Madison County, Iowa, more particularly described as: Commencing at a 5/8" iron pin on the W1/4 Corner of said Section 28, thence N89°08'28"E along the South line of the SW1/4 of the NW1/4 of said Section 28 a distance of 13.51 feet to a 1/2" iron pin on the point of beginning, thence N01°57'47"E a distance of 350.25 feet to a 5/8" iron pin, thence N88°32'48"E a distance of 245.73 feet to a 5/8" iron pin, thence N32°18'20"E a distance of 486.08 feet to a 5/8" iron pin, thence N02°28'16"E a distance of 221.61 feet to a 5/8" iron pin, thence S04°40'40"W a distance of 623.57 feet to a 5/8" iron pin, thence S31°21'20"W, a distance of 438.15 feet to a 1/2" iron pin on the South line of the SW1/4 of the NW1/4 of said Section 28, thence N89°08'28"W along the South line of the SW1/4 of the NW1/4 of said Section 28, a distance of 469.81 feet to the point of beginning, containing 8.92 acres subject to any easements of record.

AND

Northeast Quarter of the Southeast Quarter (NW1/4SE1/4) of Section Thirty-three (33), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the East Three-Fourths (3/4) of the Southwest Quarter (1/4) of Section Twenty-Eight (28) and the East Three-Fourths (3/4) of the North Half (1/2) of the Northwest Quarter (1/4) and the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and the East Five (5) acres of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-three (33), all in Township Seventy-Five (75) North, Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa.

AND

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Nineteen (19), and the South One Half (1/2) of the Northwest Quarter (1/4) and the North One Half (1/2) of the Southwest Quarter (1/4) of Section Twenty

(20), Township Seventy-five (75) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, Iowa.

AND

The East Half (E1/2) of the Northeast Quarter (NE1/4) of Section Thirty-five (35), and the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section Thirty-six (36), and a tract described as follows: Commencing at a point 650.24 feet West of the Northeast corner of the Northwest Quarter (NW1/4) of Section Thirty-six (36) and running thence South 34°15' West 358.8 feet, thence South 20°10'W 135.4 feet, thence North 73° West 61.3 feet, thence South 3° West 6.2 chains, thence South 27° West 3.8 chains, thence West 3 chains, thence North 16 chains to the Northwest corner of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-six (36), thence East to the point of beginning, all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., AND ALSO the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-five (25), and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., AND all that part of the West Half (W1/2) of the Southeast Quarter (SE1/4) lying South of the County road in the Northwest Quarter (NW1/4) of the Southeast Quarter, comprising approximately 60 acres, in Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land described as follows: Commencing at a point 296 feet East of the Northwest corner of the South Half (S1/2) of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, said point being in the center of the highway along the North side of said 20-acre tract, running thence Southerly 205 feet, thence Easterly 267 feet, thence Northerly to the center of said public highway 209 feet, thence West along the center of said public highway 275 feet to the point of beginning, AND the South Half (S1/2) of the Southwest Quarter (SW1/4) and all that part of the South Half (S1/2) of the North Half (N1/2) of the Southwest Quarter (SW1/4) lying and being South of the right-of-way of the Des Moines, Winterset and Southwestern Railroad and the public right-of-way, as the same are now located and in use across said Southwest Quarter (SW1/4), all in Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except a tract of land commencing at a point which is 1540 feet East of the Southwest corner of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 1750 feet, more or less, to the Southeasterly line of the right-of-way of Iowa Primary Highway 92, thence in a Southwesterly direction along said right-of-way 670 feet, more or less, to a point which is 900 feet East of the West section line of said section, as measured along the Southeasterly line of the right-of-way of Iowa Primary Highway 92, thence Southeast 679.5 feet in a Southeasterly direction to a point which is 1211 feet East of the West line of said section, thence in a Southeasterly direction 1081 feet to a point of beginning, and except a tract of land commencing at a point on the West line of Section Twenty-six (26), Township Seventy-six (76)

North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa which is 1,446 feet North of the Southwest corner of said section and which is the point of intersection of the West line of said section and the Southeasterly line of the right-of-way of Primary Highway No. 92, thence South to the Southwest corner of said Section Twenty-six (26), thence East on the South line thereof 1,540 feet, thence in a Northwesterly direction in a straight line 1,081 feet to a point 1,211 feet East of the West line of said Section, thence in a Northwesterly direction in a straight line 679 ½ feet to a point on the Southeasterly line of said Iowa Primary Highway No. 92 which is 900 feet Northeasterly of the point of beginning thence Southwesterly along the Southeasterly line of said Iowa Primary Highway No. 92 a distance of 900 feet to the point of beginning.

AND

The South Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

The Southwest Quarter of the Northwest Quarter (NW1/4SW1/4) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, together with an easement for purposes of ingress and egress to said real estate over and across the following described real estate: The West Half of the Southwest Quarter (W1/2SW1/4) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

The North Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

The NW Quarter of the SW Quarter (NW1/4 SW1/4), NE Quarter of the SW Quarter (NE1/4 SW1/4), SE Quarter of the SW Quarter (SE1/4 SW1/4), the SW Quarter of the SW Quarter (SW1/4 SW1/4) all in Section 27, Township 75 North of Range 27, West of the 5th P.M., Madison County, Iowa.

AND

The South Half (S1/2) of the Southeast Quarter (SE1/4) of Section Twenty-seven (27), except a parcel described as follows, to-wit: Commencing at the Southwest corner of said Southeast Quarter (SE1/4), thence East 1567.7 feet along the South line of said section, thence North 0°43' East 701.9 feet, thence West 410 feet, thence South 0°43' West 198.5 feet, thence West 1160.3 feet to a point on the West line of said Southeast Quarter (SE1/4), thence South 0°25' West 503.4 feet along said West line to the point of beginning, said excepted parcel containing 20

acres including 1.188 acres of Road Right-of-Way, and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-seven (27), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

The South Half (1/2) of the Northwest Quarter (1/4), AND the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa (including a tract of land located therein, containing 33.33 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 26 on March 13, 1986, in the office of the Recorder of Madison County, Iowa); AND the West Three-fourths (3/4) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4); AND the West Three-fourths (3/4) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4); AND the South Two (2) acres of the North Fractional Half of the Northwest Quarter (1/4); AND the South One (1) acre of the West Three-fourths of the Northwest Fractional Quarter (1/4) of the Northeast Quarter (1/4), ALL in said Section Two (2).

AND

TOWNSHIP 74 NORTH, RANGE 27, WEST OF THE 5TH P.M.

Section 2: The North Fractional Half of the Northwest Quarter (Nfrl 1/2 NW 1/4), EXCEPT the South 2 rods thereof: The Northwest Fractional Quarter of the Northeast Quarter (NWfrl 1/4 NE 1/4), EXCEPT the East 42 rods thereof and EXCEPT the South 2 rods thereof.

Section 3: The North Half of the Northeast Quarter (N1/2 NE1/4)

TOWNSHIP 75 NORTH, RANGE 27, WEST OF THE 5TH P.M.

Section 34: The Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4)

EXCEPTING AND RESERVING, unto the Grantor hereof, its successors and assigns, an undivided one-half (1/2) interest in and to any and all of the remaining oil, gas and minerals now or hereafter lying in and under, and that may be produced from all of the above described real estate, with the right to reduce the same to possession and with rights of ingress and egress and all rights incident to the development, production, conservation and transportation thereof, forever.