



Document 2020 3303

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Rec Amt \$12.00 Aud Amt \$15.00

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



### QUIT CLAIM DEED

✓ **Return To:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067  
**Taxpayer:** Mildred Evelyne Ahnen, 430 N.E. Plum Avenue, Earlham, IA 50072  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,  
Phone: (515) 462-4912

For the consideration of Estate Planning and other valuable consideration, Mildred Evelyne Ahnen, a/k/a Mildred E. Ahnen, a Single Person, does hereby Quit Claim to Mildred Evelyne Ahnen as Trustee of the Mildred Evelyne Ahnen Family Trust under Trust Agreement dated September 1, 2020, all our right, title, interest, estate, claim and demand in the following described real estate in MADISON County, Iowa:

**Beginning at the West Quarter corner of Section 7-77-28; thence N 90°00'00" E 2437.51 feet to the Center of said Section 7; thence S 89°59'03" E 1323.89 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 7; thence N 0°27'02" E 2639.70 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 7; thence N 0°27'02" E 37.60 feet along the East line of the Southwest Quarter of the Southeast Quarter of Section 6-77-28, which is the east line of Outlot 17 of B.F. Allen's Addition to the City of Earlham to a point on the South right-of-way line of the Chicago, Rock Island and Pacific Railroad line; thence N 87°47'52" W 936.08 feet along said Railroad R.O.W. line; thence S 0°37'18" W 71.61 feet to a point on the North line of the Northwest Quarter of the Northeast Quarter of said Section 7; thence S 0°37'18" W 803.31 feet; thence S 89°13'15" W 2814.01 feet to a point on the West line of the Northwest Quarter of said Section 7; thence S 0°45'31" W 1799.83 feet along the west line of the Northwest Quarter of said Section 7 to the point of beginning. Said parcel contains 175.699 acres, including 4.794 acres of road right-of-way EXCEPT A parcel of land located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and a part of Lot 17 of B. F. Allen's Addition to the City of Earlham, Madison County, Iowa, containing 7.732 acres, as shown in Plat of Survey**

filed in Farm Plat Book 2, Page 242 on April 12, 1991, in the Office of the Recorder of Madison County, Iowa.

AND

A tract of land commencing at a point 380 feet East and 440 feet South of the center of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence East 150 feet, thence South 156.15 feet, thence West 150 feet, thence North 156.38 feet to the point of beginning.

This conveyance is for estate planning purposes without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(21).

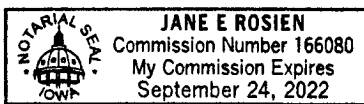
The undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: September 1, 2020.

Mildred Evelyn Ahnen  
Mildred Evelyn Ahnen, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 1, 2020, by Mildred Evelyn Ahnen.



Jane E Rosien  
Signature of Notary Public