

Document 2021 498

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Rec Amt \$12.00 Aud Amt \$10.00

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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)

Robert L. Stuyvesant, PO Box 517, Carlisle, Iowa 50047
Phone: (515) 989-3263

Taxpayer Information: (Name and complete address)

South River Farms Rev Trust, c/o Brian D. Nelson, 709 Grand Ave., New Virginia, IA 50210

 Return Document To: (Name and complete address)

Robert L. Stuyvesant, PO Box 517, Carlisle, Iowa 50047

Grantors:

M. Louise Nelson Revocable Living
Trust dated 6/13/2018
Keith E. Nelson, Trustee

Grantees:

South River Farms Revocable Trust
dated January 16, 2021

Legal description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One (\$1) Dollar(s) and other valuable consideration, M. Louise Nelson Revocable Living Trust dated June 13, 2018

do hereby
Quit Claim to South River Farms Revocable Trust dated January 16, 2021

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).

N1/2 SE1/4 and the SE1/4 SE1/4 of Section 33 and commencing at the northeast corner of the SW1/4 SE1/4 of Section 33 running thence west 40 rods, thence south to the middle of South River, thence down said river to the east line of said 40, thence north to the place of beginning AND the NW1/4 SW1/4 AND the west 10 acres of the SW1/4 SW1/4 of Section 34 all in Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa

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: January 16, 2021

M. LOUISE NELSON REVOCABLE LIVING TRUST DATED 6/13/2018

Brian D. Nelson
Brian D. Nelson, Trustee (Grantor)

(Grantor)

Keith E. Nelson
Keith E. Nelson, Trustee (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on January 16, 2021, by Brian D. Nelson and Keith E. Nelson

Robert L. Stuyvesant
Signature of Notary Public
ROBERT L. STUYVESANT
Commission Number 124094
My Commission Expires February 1, 2022
Form 664, the Quit Claim Deed
Revised January 2016