

BK: 2023 PG: 174
Recorded: 1/31/2023 at 8:17:39.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Matthew Bollman, 1415 28th St STE 160, West Des Moines, Iowa, 50266
Taxpayer: Catherine J. Bussanmas, 910 N. 3rd Avenue, Winterset, IA 50273
Preparer: Matthew Bollman, 1415 28th St STE 160, West Des Moines, IA 50266, Phone: (515) 727-0986



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Catherine J. Bussanmas, an unmarried widow, does hereby Convey to Catherine Bussanmas, Trustee of the Catherine Bussanmas Revocable Trust dated February 26, 2021, and any amendments thereto 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 Addendum for legal descriptions.

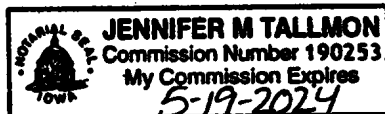
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Nov. 8, 2022.

✓ Catherine J. Bussanmas
Catherine J. Bussanmas, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Nov. 8, 2022 by
Catherine J. Bussanmas, an unmarried widow.



George M. Tallmon
Signature of Notary Public

ADDENDUM

My undivided one-half interest in the following described properties:

Commencing at the Northwest Corner of the South Fractional Half (S Fr. 1/2) of the Northwest Quarter (NW1/4) of Section Thirty-six (36), and running thence East along the North line of said 80-acre tract, to the Northeast corner thereof, thence South to a point 41 rods and 9 links North of the Southeast Corner thereof, thence West parallel with the North line thereof 39 rods and 15 links, thence South 1 rod and 9 links, thence West parallel with the North line of said 80-acre tract 29 rods, North 20 rods and 15 links, thence West parallel with the North line of said 80-acre tract, 91 rods to the West line thereof, thence North to the place of beginning; all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

And,

The Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4); and all that part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) lying South and East of the center of the present channel of Middle River, in Section Thirty-five (35); and commencing 99 rods and 23 links South of the Northwest Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-Six (26) West of the 5th PM., running thence East 91 rods on a line parallel with the North line of said Section Thirty-six (36), thence South 20 rods and 15 links, thence West 91 rods on a parallel with the North line of said Section Thirty-six (36), thence North 20 rods and 15 links to the place of beginning; and all that part of the North Fractional Half (N Fr. 1/2) of the Northwest Quarter (NW1/4) of Section Thirty-six (36) lying South and East of the Center of the present channel of Middle River and West of the East line of State Highway #251, in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.