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Rec Amt \$17.00 Aud Amt \$5.00

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**QUIT CLAIM DEED  
Recorder's Cover Sheet**

**Preparer Information:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

**Taxpayer Information:** John D. Linhart and Melissa E. Linhart, Trustees of the John and Melissa Linhart Revocable Trust Dated June 2, 2023, 15441 US Hwy 69, Weldon, Iowa 50264

**Return Document To:** John D. Linhart and Melissa E. Linhart, Trustees of the John and Melissa Linhart Revocable Trust Dated June 2, 2023, 15441 US Hwy 69, Weldon, Iowa 50264

**Grantors:** Melissa E. Linhart and Tressa Scrivner as Co-trustees of J. S. Living Trust

**Grantees:** John D. Linhart and Melissa E. Linhart, Trustees of the John and Melissa Linhart Revocable Trust Dated June 2, 2023

**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, Melissa E. Linhart and Tressa Scrivner, Co-Trustees of J. S. Living Trust, do hereby Quit Claim to John D. Linhart and Melissa E. Linhart, Co-Trustees of the John and Melissa Linhart Revocable Trust dated June 2, 2023, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

All that part of the former Railroad Right-of-Way located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-eight (28), Township Seventy-Five (75) North, Range Twenty-six (26) West of the Fifth P. M., Madison County, Iowa

This deed is exempt according to Iowa Code Section 428A.2(21).

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: September 5, 2023.

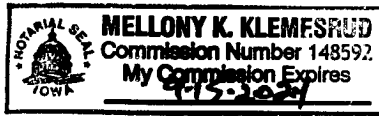
J. S. Living Trust

By Melissa E. Linhart  
Melissa E. Linhart, as Trustee

By Tressa Scrivner  
Tressa Scrivner, as Trustee

STATE OF IOWA, COUNTY OF Clarke  
~~MADISON~~

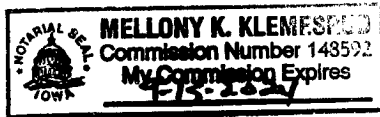
This record was acknowledged before me on September 5, 2023, by  
Melissa E. Linhart, Trustee of the J. S. Living Trust.



Mellony Klemesrud  
Signature of Notary Public

STATE OF IOWA, COUNTY OF Clarke  
~~MADISON~~

This record was acknowledged before me on September 5, 2023, by  
Tressa Scrivner, Trustee of the J. S. Living Trust.



Mellony Klemesrud  
Signature of Notary Public