



Document 2023 681

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Rec Amt \$12.00 Aud Amt \$10.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



QUIT CLAIM DEED

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: J. Thomas Collins and Terri Lynn Collins, 1418 W. Court Avenue, Winterset, IA 50273
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067;
 Phone: (515) 462-4912

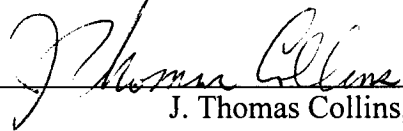
For the consideration of -----Estate Planning----- J. Thomas Collins and Terri Lynn Collins, Husband and Wife, do hereby Quit Claim to J. Thomas Collins and Terri Lynn Collins, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

The North Half (1/2) of the Northwest Fractional Quarter (1/4), except the North 22 rods of the East 8 rods thereof, and also excepting therefrom the following described parcel of land, to-wit: Commencing at a point 545.8 feet South of the Northwest Corner of said Northwest Fractional Quarter (1/4), thence continuing South 526.5 feet, thence North 89°50' East 480 feet, thence North 30°10' West 326.6 feet, thence North 14°48' East 238.8 feet, thence North 88°12' West 377 feet to the point of beginning, said parcel containing 4.4745 acres including 0.5222 acres of U.S. Highway No. 169 right-of-way; and the North Half (1/2) of the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4); and the West Three-fourths (3/4) of the South Half (1/2) of the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4); all in Section Nineteen (19); and the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and 4 acres off the East side of the Southwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) and a strip of land 2 rods wide off the South end of the West 82 acres of the Fractional West Half (1/2) of the Southwest Quarter (1/4), except the West 4 rods thereof, of Section Eighteen (18); all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

This transfer is without actual consideration between spouses for Estate Planning Purposes and is exempt from transfer tax under Iowa Code Section 428A.2(11).

The undersigned hereby relinquish 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: April 5, 2023.


J. Thomas Collins, Grantor


Terri Lynn Collins, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 5, 2023, by J. Thomas Collins and Terri Lynn Collins.




Signature of Notary Public