

BK: 2024 PG: 1633
Recorded: 7/11/2024 at 10:57:05.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By/Return To: Katheryn J. Thorson, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309, (515) 242-2400
Taxpayer: Todd W. Ohmart Living Trust, 3363 140th Street, Cumming, IA 50061 and Anne D. Ohmart Living Trust, 3363
140th Street, Cumming, IA 50061

QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Todd W. Ohmart and Anne D. Ohmart, a married couple**, do hereby Quit Claim all their right, title, interest, estate, claim and demand to **Todd W. Ohmart, and his successors or assigns, as Co-Trustee of the Todd W. Ohmart Living Trust u/a/d May 31, 2024**, an undivided one-half (1/2) interest in the following described real estate in Madison County, Iowa, and hereby Quit Claim to **Anne D. Ohmart, and her successors or assigns, as Co-Trustee of the Anne D. Ohmart Living Trust u/a/d May 31, 2024**, an undivided one-half (1/2) interest in the following described real estate in Madison County, Iowa:

LOT SIX (6) OF EVANS RURAL ESTATES PLAT 2, A SUBDIVISION OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-FOUR (24), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA

AND

LOT TEN (10) OF EVANS RURAL ESETATES PLAT TWO (2), A SUBDIVISION OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER OF SECTION TWENTY-FOUR (24), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD.

This deed is exempt according to Iowa Code 428A.2(21). This is a conveyance of real property by the owners to their living trust for estate planning purposes. No actual consideration.

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: May 31, 2024.


TODD W. OHMART (Grantor)


ANNE D. OHMART (Grantor)

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on May 31, 2024, by Todd W. Ohmart and Anne D. Ohmart, a married couple.


Signature of Notary Public

