

BK: 2025 PG: 1100  
Recorded: 5/7/2025 at 8:05:52.0 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

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This instrument prepared by:

ANDI K. DYAR, THE REAL ESTATE SERVICE CENTER, 7101 VISTA DRIVE, WEST DES MOINES IA 50266; Phone # (515) 278-2226

Return document to and mail tax statements to:

The Charles Nolan Edwards Living Trust, 1619 Juniper Ct., Earlham, IA 50072

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## QUIT CLAIM DEED

**Legal:        The Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa; AND the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Three (3); AND Parcel "B" located in the Southwest Quarter (1/4) of the SW Quarter (1/4) of said Section Three (3), containing 21.91 acres, as shown in Plat of Survey filed in Book 2024, Page 908 on April 30, 2024 in the Office of the Recorder of Madison County**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **IPE1031 REV539, LLC** does hereby Quit Claim the above-described real estate to **The Charles Nolan Edwards Living Trust dated January 20, 2014.**

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

This deed is exempt from transfer tax pursuant to Iowa Code §428A.2 (21)

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

STATE OF Iowa )  
COUNTY OF Dallas ) SS:

On this 4 day of may, 2025,  
before me the undersigned, a Notary Public in and for said  
State, personally appeared Lindsey Stephenson, to  
me known, and who being by me duly sworn, did say that  
the person is the manager of  
said corporation; that no seal has been procured by the  
corporation; and that this instrument was signed on behalf  
of the corporation by authority of its Board of Directors and  
the said officer acknowledged the execution of this  
instrument to be the voluntary act and deed of the  
corporation, by it voluntarily executed.

Elizabeth Long  
Notary Public in and for said State

Dated: May 6, 2025

IPE1031 REV539, LLC, by:

[Signature]

Lindsey Stephenson, Manager  
Print name of Signatory

