

BK: 2025 PG: 2542  
Recorded: 9/24/2025 at 2:35:28.0 PM  
Pages 2  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

---

**Return Document To:** Adam W. Nichols, 1869 105th St., Earlham, IA 50072  
**Preparer Information:** Matthew D. Kern, 4201 Westown Pkwy, Suite 250, West Des Moines, IA 50266, Phone: (515) 283-1801  
**Address Tax Statement:** Adam W. Nichols, 1869 105th St., Earlham, IA 50072

### **QUIT CLAIM DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Adam W. Nichols and Theresa H. Nichols, husband and wife**, does hereby Quit Claim to , **The Nichols AMDG Trust**, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

A tract of land located in the South Half (½) of the Northeast Quarter (¼) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at the East Quarter (¼) Corner of said Section Four (4), thence West along the South line of the Northeast Quarter (¼) of said Section Four (4) 933.7 feet to the point of beginning; thence North 00°02' East 450.4 feet; thence West 773.7 feet; thence South 00°02' West 450.4 feet to the South line of said Northeast Quarter (¼); thence East 773.7 feet to the point of beginning, containing 7.9999 acres including 0.7104 acres county road right-of-way.

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

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: August 18<sup>th</sup>, 2025

Adam W. Nichols  
Adam W. Nichols

Theresa H. Nichols  
Theresa H. Nichols

STATE OF IOWA, COUNTY OF

This instrument was acknowledged before me on August 18<sup>th</sup>, 2025, by Adam W. Nichols and Theresa H. Nichols, husband and wife.



Amy Frost  
Notary Public