

BK: 2025 PG: 2955
Recorded: 11/3/2025 at 12:34:58.0 PM
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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

TRUSTEE QUIT CLAIM DEED

Prepared by: Aaron M. Hubbard, Hubbard & Roth Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700
Send Tax Statements and Return to: Herb and Jill Elliott, 3335 228th Lane, St Charles, IA 50240
Grantor/Affiant: Herb Elliott and Jill Charlene Elliott, Trustees of the Herb and Jill Elliott Joint Revocable Trust dated October 24, 2024, and any amendments thereto
Grantee: Geary H. Elliott and Jill C. Elliott

For the consideration of One Dollar(s) and other valuable consideration, Herb Elliott and Jill Charlene Elliott, Trustees of the Herb and Jill Elliott Joint Revocable Trust dated October 24, 2024, and any amendments thereto, do hereby convey to Geary H. Elliott and Jill C. Elliott, a married couple, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate:

THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) AND THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, EXCEPT A PARCEL OF LAND DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, THENCE NORTH 0°03'20" EAST 702.09 FEET ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4), THENCE NORTH 72°23'10" EAST 434.93 FEET, THENCE SOUTH 12°18'14" EAST 421.83 FEET, THENCE SOUTH 10°31'50" EAST 361.57 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4), THENCE SOUTH 73°19'43" WEST 177.18 FEET TO A POINT ON THE EAST LINE OR THE COUNTY ROAD RIGHT-OF-WAY, THENCE SOUTH 16°06'44" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 45.33 FEET TO THE NORTH LINE OF THE CHICAGO, GREAT WESTERN RAILROAD CO. RIGHT-OF-WAY, THENCE SOUTH 69°40'18" WEST ALONG SAID RAILROAD RIGHT-OF-WAY 438.89 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION ONE (1), THENCE NORTH 0°47'21" WEST 180.79 FEET TO THE POINT OF BEGINNING, CONTAINING 9.8107 ACRES. 8.5450 ACRES INCLUDING 0.0630 ACRES OF COUNTY ROAD RIGHT-OF-WAY IS IN THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION ONE (1) AND 1.2657 ACRES, INCLUDING 0.6015 ACRES OF COUNTY ROAD RIGHT-OF-WAY IS IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION ONE (1), AND ALSO EXCEPT A PARCEL OF LAND BEING A STRIP OF LAND 40' WIDE, BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER

(1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., AND EXTENDING 1000 FEET NORTH ALONG EAST SIDE OF SAID QUARTER SECTIONS. NOTE: THE WEST LINE OF THE SOUTH- WEST QUARTER (1/4) OF SECTION ONE (1), TOWN- SHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, IS ASSUMED TO BEAR DUE NORTH AND SOUTH.

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

The grantor states all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer. Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

<u>Herb Elliott</u>	<u>11/3/25</u>	<u>Jill Charlene Elliott</u>	<u>11/03/2025</u>
Herb Elliott, Trustee	(DATE)	Jill Charlene Elliott	(DATE)
Herb and Jill Elliott Joint Revocable Trust		Herb and Jill Elliott Joint Revocable Trust	
dated October 24, 2024 TRUST NAME		dated October 24, 2024	

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 11-3-25, by Herb Elliott and Jill Charlene Elliott, Trustees of the Herb and Jill Elliott Joint Revocable Trust dated October 24, 2024, and any amendments thereto.


Signature of Notary Public

