

BK: 2025 PG: 3175
Recorded: 11/21/2025 at 8:03:44.0 AM
Pages 2
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
R. Charles Bottenberg, 6701 Westown Pkwy. Ste. 100, West Des Moines, IA 50266 (515) 274-1450
Taxpayer: Mary A. Cox, 2432 Osage Trail, Winterset, IA 50273
Return Document To: R. Charles Bottenberg, 6701 Westown Pkwy. Ste. 100, West Des Moines, IA 50266

QUIT CLAIM DEED

For the consideration of one (1) Dollar and other valuable consideration, **Mary A. Cox**, a single person, does hereby Quit Claim to **Mary A. Cox as Trustee of the Mary A. Cox Trust u/t/a dated November 18, 2025**, the Grantee, and to Grantee's successors and assigns all of their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa

See Exhibit "A"

This transfer is exempt under Iowa Code 428A.2(21)

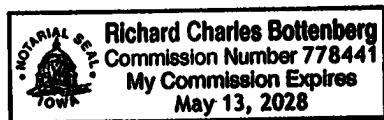
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 11/18/2025

Mary A. Cox
Mary A. Cox

STATE OF IOWA)
) SS:
COUNTY OF DALLAS)

This instrument was acknowledged before me on this 18th day of November, 2025 by Mary A. Cox, a single person.



[Signature]
Notary Public in and for said State

Exhibit "A"

- A parcel of land located in the Northwest Fractional Quarter of the Northwest Fractional Quarter of Section 31, Township 76 North, Range 27, West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of the Northwest Fractional Quarter of the Northwest Fractional Quarter of Section 31, Township 76 North, Range 27, West of the 5th P.M., City of Winterset, Madison County, Iowa; thence along the south line of said NW Fr. quarter of the NW Fr. Quarter, South 88 degrees 37 minutes 00 seconds East 1283.61 feet to the Point of Beginning; thence North 00 degrees 40 minutes 58 seconds East 177.10 feet; thence South 88 degrees 37 minutes 00 seconds; East 102.99 Feet; thence South 00 degrees 31 minutes 02 seconds West 177.10 feet to the south line of said Northwest Fractional Quarter of the Northwest Fractional Quarter; thence along said south line, North 88 degrees 37 minutes 00 seconds West 103.50 feet to the Point of Beginning. Said parcel of land contains 0.420 acres.

AND

- A tract of land in the North Half (N 1/2) of the Northwest Fractional Quarter (NW Fr. 1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as: Commencing at the southeast Corner of the Northwest Fractional Quarter of the Northwest Fractional Quarter of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.; thence South 88 degrees 37 minutes 00 seconds East 1,387.11 feet along the south line of the North Half (N 1/2) of the Northwest Fractional Quarter (NW Fr. 1/4) of Section Thirty-One (31); thence North 00 degrees 31 minutes 02 seconds East 177.10 feet to the point of beginning; thence North 88 degrees 37 minutes 00 seconds West 102.99 feet; thence North 00 degrees 40 minutes 58 seconds East 180.00 feet; thence South 88 degrees 37 minutes 00 seconds East 102.99 feet; thence South 00 degrees 31 minutes 02 seconds West to the Point of Beginning.
- The North 417 Feet of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa, subject to highway right-of-way as the same now proceeds through said real estate; together with all easements and servient estates appurtenant thereto.
- The South Half (S 1/2) of Lots Five (5) and Six (6), Block Three (3), Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa.
- Lot One (1) of the Replat of Lots One (1), Four (4) and Seven (7) of Sunset Acres, Plat 1, City of Winterset, Madison County, Iowa.