



Document 2025 3418

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

KELLY A. KNUTSON, 2901 Warren Avenue, Truro, Iowa 50257

File #44857-24-RFB (rfb)

QUIT CLAIM DEED

Legal: **LONG LEGAL – see attached**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kelly Arthur Knutson and Louise Ann Foutch, a married couple**, do hereby Quit Claim all right, title, and interest in and to the above-described real estate to **Kelly Arthur Knutson, as Trustee of the Kelly Arthur Knutson Revocable Trust**.

EXEMPTION – § 428A.2(21) – Transfer without consideration

Statement Regarding Homestead

The undersigned, as Settlers of the self-settled revocable trust named above, hereby state that we are the sole lifetime beneficiaries of said Trust and that we retain full control and possession of the real estate listed above. The real estate is the principal residence of the undersigned both prior to and after it was conveyed to the Trust. The Settlers of the Trust retain this property as their homestead.

Pursuant to Iowa Code § 633.238(2)(b)

By signing below, I acknowledge that I am giving up all rights to enjoyment of the property described above, regardless of whether or not I survive my spouse and regardless of any rights Iowa law otherwise gives to me with respect to such property. I am specifically waiving my elective share in the property described in this waiver. This waiver shall apply regardless of any changes made to the Trust in the future, including any change to the beneficiaries of the Trust.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

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.

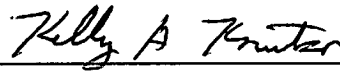
STATE OF IOWA)
) SS:
COUNTY OF POLK)

On this 12th day of December, 2025,
before me the undersigned, a Notary Public in and for said
State, personally appeared **Kelly Arthur Knutson and
Louise Ann Foutch, a married couple**, to me known to
be the identical persons named in and who executed the
foregoing instrument and acknowledged that they
executed the same as their voluntary act and deed.

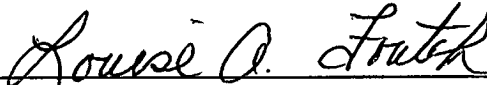


Notary Public in and for said State

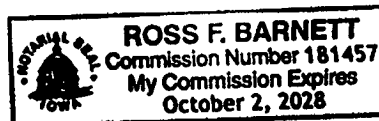
Dated: December 12, 2025



Kelly Arthur Knutson



Louise Ann Foutch



Legal:

The East Half of the Northeast Quarter (E ½ NE ¼) of Section 12, Township 74 North, Range 26, West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A", located in the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section 12, Township 74 North, Range 26, West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section 12, Township 74 North, Range 26, West of the 5th P.M., Madison County, Iowa; thence North 00°00'00" East along the West line of the SE ¼ NE ¼ of said Section 12, 63.26 feet to a point on the North right-of-way line of County Road G-64, which is the point of beginning; thence North 00°00'00" East, along the West line of the SE ¼ NE ¼ of said Section 12, 229.04 feet; thence North 85°31'28" East along an existing fence, 243.84 feet; thence North 01°45'51" East, 319.00 feet; thence North 85°31'28" East, 194.74 feet; thence South 01°00'10" East, 380.73 feet to a point on the North right-of-way line of County Road G-64; thence South 84°41'50" West along said right-of-way line, 131.00 feet; thence North 05°21'25" West along said right-of-way line, 6.00 feet; thence North 88°24'57" West along said right-of-way line, 115.85 feet; thence South 84°38'35" West along said right-of-way line, 199.72 feet to the point of beginning, said excepted parcel containing 3.001 acres

AND EXCEPT Parcel "B" located in the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section 12, Township 74 North, Range 26, West of the 5th P.M., Madison County, Iowa, containing 4.00 acres, as shown in Plat of Survey filed in Book 2002, Page 5772, on November 25, 2002, in the Office of the Recorder of Madison County, Iowa; together with a 30.00' easement for access purposes lying in part of the SE¼ NE¼ of Section 12, Township 74 North, Range 26, West of the 5th P.M., Madison County, Iowa and part of the SW¼ NW¼ of Section 7, Township 74 North, Range 25, West of the 5th P.M., Warren County, Iowa, described as follows: Beginning at a point that is 40.00' East and 90.00' South of the Southeast corner of the NE ¼ NE ¼ of said Section 12, thence North 90°00'00" West, 55.00 feet; thence North 00°00'00" East, 87.50 feet to a point of termination, containing 0.10 acres of land, AND EXCEPT that part thereof conveyed for highway purposes