

BK: 2025 PG: 77  
Recorded: 1/9/2025 at 2:58:32.0 PM  
Pages 2  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.41  
Combined Fee: \$25.41  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Preparer Information:** Mason J. Ouderkirk, 108 W. Ashland Ave., Indianola, IA 50125; (515) 961-5315  
**Return Document To:** Catherine Jean Estell, 1321 Filmore Street, Norwalk, IA 50211  
**Taxpayer Information:** Catherine Jean Estell, 1321 Filmore Street, Norwalk, IA 50211

### QUIT CLAIM DEED


For the consideration of One Dollar (\$1.00) and other valuable consideration, Catherine Jean Estell, a single person, does hereby Quit Claim to Catherine Jean Estell, as Trustee of the Catherine Jean Estell Revocable Trust, all her right, title, interest, estate, claim and demand in the following real estate in Madison County, Iowa:

- (A) The SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 23; AND the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 24, ALL in Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land located in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 24, containing 12.4511 acres, and more particularly described as follows, to-wit: Beginning at the NW Corner of said SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 24, thence South along the West line of said Section 24, 281.8 feet, thence South 85°48' East 513.1 feet, thence South 84°40' East 400 feet, thence South 77°44' East 176.0 feet, thence South 81°15' East 200.0 feet, thence North 00°46' West 596.7 feet to the North line of said SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , thence South 82°17' West 1283.3 feet to the point of beginning; AND EXCEPT a parcel of land located in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 24, more particularly described as follows, to-wit: Commencing at the West  $\frac{1}{4}$  Corner of said Section 24, and running thence North 82°03' East 345.31 feet to the point of beginning, thence North 82°03' East 950.36 feet along the Quarter section line, thence North 00°17' West 723.64 feet, thence North 81°15' West 200.00 feet, thence North 77°44' West 176 feet, thence North 84°40' West 400.00 feet, thence North 85°48' West 513.10 feet, thence South 186 feet, thence South 81°25' East 527.80 feet, thence South 26°01' East 119.40 feet, thence South 35°12' West 278.50 feet, thence South 10°13' West 404.41 feet to the point of beginning;
- (B) The SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 23, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; EXCEPT a parcel of land located therein, containing 1.998 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 356 on December 18, 1992, in the Office of the Recorder of Madison County, Iowa;
- (C) The NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 24, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa.

Consideration under Five Hundred Dollars (\$500.00). No transfer tax required.

The undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

Date: January 9, 2025.

  
Catherine Jean Estell, Grantor

STATE OF IOWA, WARREN COUNTY, SS:

On the 9<sup>th</sup> day of January, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Catherine Jean Estell, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

  
Notary Public in and for the State of Iowa

