

\$123,500



Document 2026 1713

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Date 6/11/2026 Time 1:36:30PM

Rec Amt \$27.00 Aud Amt \$5.00

DOV# 193

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

WHEN RECORDED RETURN TO:  
eRecording Partners Network  
1200 East Market Street, Suite 751  
Akron, OH 44305

~~Record and Return To:~~

Mail Tax Statements to:  
Kent K. Collins  
1423 US-169  
Winterset, Iowa 50273

Prepared by:  
Dean Hoag, Jr.  
Smolar Andriko Law Group  
200 Fleet Street, Suite 6100  
Pittsburgh, PA 15220  
Phone Number: 412-923-3500  
Iowa Bar ID: 5540

Order No.: 605223

## QUITCLAIM DEED

*Exempt from transfer tax pursuant to Iowa Code 428A.2(22) Deeds transferring distributions of assets to beneficiaries of a trust when conveyed without consideration.*

**There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

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PCL605223DQTC010105

For the consideration of One and No/100 Dollar (\$1.00), **KEVIN K. COLLINS** and **KENT K. COLLINS**, as **Co-Successor Trustees of the KAREN S. COLLINS REVOCABLE TRUST AGREEMENT**, whose address is 1423 US HWY 169, Winterset, Iowa 50273, Grantor, hereby quitclaims to **KENT K. COLLINS**, whose address is 1423 US HWY 169, Winterset, Iowa 50273, Grantee, all the interest in the following tract of real estate located in Madison County, Iowa:

Commencing at a point 1,220.9 feet West of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 25 and running thence South 42 Degrees 56' east, 274 feet; thence South 42 degrees 15' East, 113.5 feet; thence South 54 degrees 57' East, 432.4 feet; thence South 19 degrees 44' West, 79 feet; thence South 67 degrees 21' West, 63.3 feet, thence South 70 degrees West, 238 feet; thence South 62 degrees 07' West, 155 feet; thence South 47 degrees 20' West, 243 feet; thence South 40 degrees 33' West, 167 feet; thence South 24 degrees 01' West, 35.5 feet; thence South 1 degree 05' East to a point 10 rods North of the South line of said 40-acre tract; thence East to a point 45 5/7 rods East of the West line of said 40-acre tract; thence North to the North line thereof; thence West to the Point of Beginning; Also the South 5 acres of said Southeast Quarter of the Northeast Quarter excepting the East 26 rods of said 5 acre tract;

EXCEPTING THEREFROM all that part thereof used for primary and/or state highway purposes; Also a tract of land described as follows;

Commencing at a point on the South line of the Northeast Quarter of the Northeast Quarter of said Section 25, 899.3 feet West of the Southeast corner of said 40-acre tract, and running thence West 299.1 feet, thence Northerly 274.3 feet along a 540 foot radius curve concave Easterly and tangent to the following course; thence North 1 degree 6' West, 153.94 feet; thence North 88 degrees 54' East, 112.47 feet; thence Southeasterly 238.7 feet along a 1960 foot radius curve concave Northeasterly and tangent to the following course; thence South 33 degrees 53' East, 255.1 feet to the Point of Beginning and containing 2.11 acres more or less: all in Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa;

EXCEPT that part of the above described land included within the following tract: commencing 101.7 feet West of the Southeast corner of the Northeast Quarter of said section and running thence North 23 degrees 24' West, 213.8 feet; thence North 40 degrees 25 3/4' West, 568.7 feet; thence South 1 Degree West, .621 feet to the South line of said Northeast Quarter of said section; thence East on said South line 464.8 feet to the Point of Beginning and containing 3.7227 acres.



BEING the same property which KAREN S. COLLINS, granted and conveyed to KAREN S. COLLINS, KEVIN K. COLLINS and KENT K. COLLINS, as Trustees of the KAREN S. COLLINS REVOCABLE TRUST AGREEMENT, by deed dated December 29, 2014, and recorded January 8, 2015, in the Office of the Recorder of Deeds of Madison County, Iowa, in Deed Book 2015, Page 57.

**WHEREAS**, the said KAREN S. COLLINS a/k/a KAREN SUZETTE COLLINS died on September 9, 2025, as evidenced by a Death Certificate of record issued by the State of Iowa.

**WHEREAS**, the KAREN S. COLLINS REVOCABLE TRUST AGREEMENT, dated December 29, 2014, appointed the KEVIN K. COLLINS and KENT K. COLLINS, Co-Trustees herein, as successor trustees for the said KAREN S. COLLINS a/k/a KAREN SUZETTE COLLINS.

Subject to easements, restrictions, reservations, covenants, and conditions of record.

Parcel ID Number: 210032522020000

Commonly known as: 1423 US Hwy 169, Winterset, IA 50273

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

[SPACE INTENTIONALLY LEFT BLANK]



Dated this 22 day of APRIL, 2026.

GRANTOR (1 of 2):

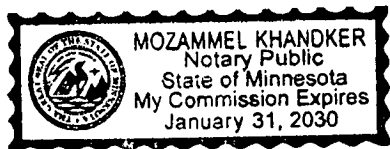
Kevin K. Collins

KEVIN K. COLLINS, as Co-Successor Trustee  
of the KAREN S. COLLINS REVOCABLE  
TRUST AGREEMENT

STATE OF MINNESOTA

COUNTY OF DAKOTA

On this 22 day of APRIL, 2026, before me, Notary Public, personally  
appeared KEVIN K. COLLINS, as Co-Successor Trustee of the KAREN S. COLLINS  
REVOCABLE TRUST AGREEMENT, who acknowledged to me his/her/their execution of the  
foregoing instrument.



[Signature]  
Notary Public  
DAKOTA County, MINNESOTA  
My commission expires: 01/31/2030



Dated this 20 day of MAY, 2026.

GRANTOR (2 of 2):

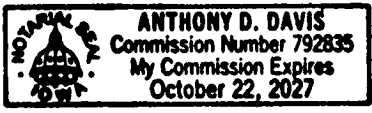
Kent K. Collins  
KENT K. COLLINS, as Co-Successor Trustee  
of the KAREN S. COLLINS REVOCABLE  
TRUST AGREEMENT

STATE OF IOWA

COUNTY OF MADISON

On this 20th day of May, 2026, before me, Notary Public, personally appeared **KENT K. COLLINS, as Co-Successor Trustee of the KAREN S. COLLINS REVOCABLE TRUST AGREEMENT**, who acknowledged to me his/her/their execution of the foregoing instrument.

Anthony D. Davis



Notary Public  
Madison County, Iowa  
My commission expires: 10/22/27