

BK: 2026 PG: 1833
Recorded: 6/22/2026 at 8:14:57.0 AM
Pages 2
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

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: Scott A. Hall, 303 Locust Street, Suite 400, Des Moines, IA 50309,
Phone: 515-282-6803

Taxpayer Information: Shawn H. Nicholson Revocable Trust and Amy J. Crane Revocable
Trust, 325 Marshall St, Dexter, IA 50070

Return Document To: Shawn H. Nicholson and Amy J. Crane, 325 Marshall St, Dexter, IA 50070

Grantors: Shawn H. Nicholson and Amy J. Crane

Grantees: Shawn H. Nicholson, as trustee of the Shawn H. Nicholson Revocable Trust and Amy
J. Crane, as trustee of the Amy J. Crane Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents: 2026-131



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, **Shawn H. Nicholson and Amy J. Crane, a married couple**, do hereby Quit Claim to **Shawn H. Nicholson, Trustee of the Shawn H. Nicholson Revocable Trust, and Amy J. Crane, Trustee of the Amy J. Crane Revocable Trust, as tenants in common**, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel "H" and Parcel "K" located in the Southwest Fractional Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa as shown in Plat of Survey filed October 18, 1999 in Book 3 at Page 498.

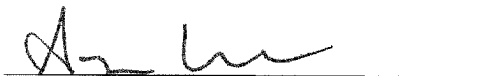
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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

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.

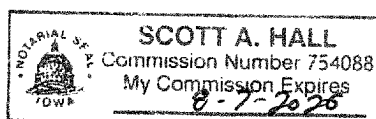
Dated: June 19, 2026.


Shawn H. Nicholson, Grantor


Amy J. Crane, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on June 19, 2026, by Shawn H. Nicholson and Amy J. Crane.




Signature of Notary Public