



Document 2026 2074

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Date 7/10/2026 Time 11:46:39AM
Rec Amt \$12.00 Aud Amt \$10.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Phillips Farm Family Trust U/T/A dated November 16, 2020, 2963 Settlers Avenue, Peru, IA 50222

Return Document To: Phillips Farm Family Trust U/T/A dated November 16, 2020, 2963 Settlers Avenue, Peru, IA 50222

Grantors: Paul C. Phillips

Grantees: Phillips Farm Family Trust U/T/A dated November 16, 2020

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Paul C. Phillips, Single, does hereby Quit Claim to Phillips Farm Family Trust U/T/A dated November 16, 2020, all of my right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

An undivided one-third interest in and to the following described property:
The North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7) and the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the NW $\frac{1}{4}$ of the Southwest Quarter (SW $\frac{1}{4}$) of Section Eight (8), all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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).

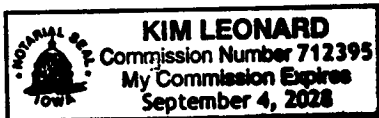
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 9, 2026

Paul C Phillips
Paul C. Phillips, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 9, 2026 by Paul C. Phillips.



Kim Leonard
Signature of Notary Public