

BK: 2017 PG: 2033
Recorded: 6/30/2017 at 2:47:01.0 PM
Fee Amount: \$22.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



QUIT CLAIM DEED

Return to: Breanna Young PO Box 370, Earlham IA 50072 T: 515.758.2267

Preparer: Breanna Young PO Box 370, Earlham IA 50072 T: 515.758.2267

Taxpayer: Young Residence Trust, 1824 Pammel Park Rd., Winterset IA 50273

For the consideration of One Dollar(s) and other valuable consideration, Fred D. Young and Cheryl L. Young, a married couple

do hereby
Quit Claim to Cheryl L. Young and Fred D. Young, as Co-trustees of the Young Family Residence Trust all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa: See Schedules A and B hereto, which are incorporated herein by reference.

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 30, 2017

Fred D. Young (Grantor)

Cheryl L. Young (Grantor)

(Grantor)

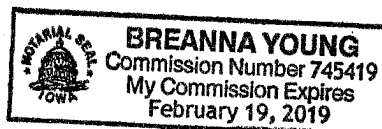
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 30, 2017, by Fred D. Young and Cheryl L. Young.



Breanna Young
Signature of Notary Public

Addendum

1. Schedule A: Legal Description

Commencing at the Northwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa and running thence East 10 chains to the public road, thence in a Southeasterly direction along said road to a point 20 rods West of the Southeast corner of said 40-acre tract, thence West along the South line of said Section five (5) chains to Middle River, thence North and West following the meanderings of said River to a point 3.25 chains South of the point of beginning, thence North to the point of beginning, containing 16 acres more or less, EXCEPT a parcel of land located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Sixteen (16), described as commencing at the Northwest Corner of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Sixteen (16); thence N. $90^{\circ}00'E$. 340.00 feet along North line of said Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) to Point of Beginning; thence S. $23^{\circ}52'E$. 1,269.3 feet; thence N. $90^{\circ}00'E$. 130.0 feet to the centerline of a county road; thence N. $15^{\circ}35'W$. 1,205.0 feet along centerline of county road to the North line of said Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$); thence N. $90^{\circ}00'W$. 320.0 feet along North line of said Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) to Point of Beginning containing 5.995 Acres including 0.553 Acres of county road right of way. (Note: The North line of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa is assumed bear due East and West), along with a perpetual easement for ingress and egress and for utility purposes over, under and across the following described real estate: Commencing at the Southeast corner of Tract Two (2) described above, thence West 400.0 feet along the South line of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Sixteen (16); thence North 36.0 feet; thence East to the center of the County Road; thence Southeasterly along the center of the County Road to the point of beginning; and

All of grantors' right, title, and interest in and to that certain perpetual easement for ingress and egress and for utility purposes over, under and across the following-described real estate: Commencing at the Southeast corner of Tract Two (2) described above, thence West 400.0 feet along the South line of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Sixteen (16); thence North 36.0 feet; thence East to the center of the County Road; thence Southeasterly along the center of the County Road to the point of beginning.

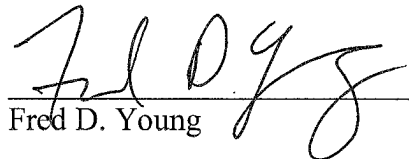
Monetary consideration is less than \$500; transaction is exempt under Iowa Code §428A.2(21).

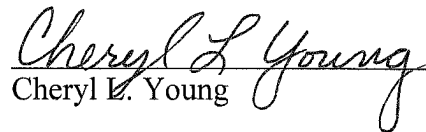
Schedule B: Spousal Relinquishment under Iowa Code § 633.238(1)(d)(2)

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.

Dated June 30, 2017.

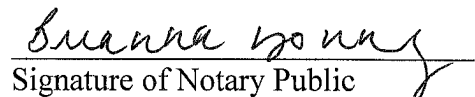

Fred D. Young


Cheryl L. Young

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 30, 2017, by Fred D. Young and Cheryl L. Young.




Signature of Notary Public