



Document 2017 3013

Book 2017 Page 3013 Type 03 002 Pages 4
Date 9/25/2017 Time 11:07:10AM
Rec Amt \$22.00 Aud Amt \$30.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

David L. Jungmann, 113 W Iowa, PO Box 329, Greenfield, IA 50849, Phone: (641) 743-6195

Taxpayer Information: (name and complete address)

Randal D. and Anita J. Wildin, 3263 - 220th Road, St. Charles, IA 50240

✓ **Return Document To:** (name and complete address)

David L. Jungmann, 113 W Iowa, PO Box 329, Greenfield, IA 50849

Grantors:

RANDAL D. WILDIN, a/k/a Randal Dean Wildin, and ANITA J. WILDIN, a/k/a Anita Joyce Wildin

Grantees:

Randal Dean Wildin, a/k/a Randal D. Wildin, and Anita Joyce Wildin, a/k/a Anita J. Wildin, Co-trustees of the RANDAL D. WILDIN TRUST uti September 22, 2017

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

QUIT CLAIM DEED

For the consideration of ONE (\$1.00) Dollar(s) and other valuable consideration, RANDAL D. WILDIN, a/k/a Randal Dean Wildin, and ANITA J. WILDIN, a/k/a Anita Joyce Wildin, husband and wife, do hereby Quit Claim to Randal Dean Wildin, a/k/a Randal D. Wildin and Anita Joyce Wildin, a/k/a Anita J. Wildin, Co-trustees of the RANDAL D. WILDIN TRUST uti September 22, 2017, all our right, title, interest, estate, claim and demand in the following described real estate in MADISON County, Iowa:

AN UNDIVIDED ONE-HALF (½) INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE:

The Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section Two (2), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT two (2) acres in the Northeast corner thereof described as follows: Commencing at the Northeast corner of the said Northeast Quarter (¼) of said Southeast Quarter (¼), thence West 16 rods, thence South 20 rods, thence East 16 rods, and thence North 20 rods to the place of beginning.
AND

All that part of the Northwest Quarter of the Northwest Quarter (NW¼NW¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of a public highway running in a East-West direction and Northwest of a public highway running in a Northwesterly-Southwesterly direction, containing 1.3 acres, more or less.
AND

A tract in the Northwest Quarter of Northeast Quarter (NW¼NE¼) of Section Two (2), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW¼NE¼) of said Section Two (2) thence South 495 feet along the East side of said Northwest Quarter of the Northeast Quarter (NW¼NE¼) to the North line of the right of way for public road, thence Southwesterly along the north line of said public road 400 feet to the point of beginning, thence North 150 feet, thence West 150 feet, thence South 200 feet, more or less, to the North line of said public road right of way, thence northeasterly along the north line of said public road right of way to the point of beginning.
AND

The South 30 acres of the Southwest Quarter of the Northeast Quarter (SW¼NE¼), the Southeast Quarter of the Northeast Quarter (SE¼NE¼), the Northeast Quarter of the Southeast Quarter (NE¼SE¼), and all that part of the Northeast Quarter of the Northeast Quarter (NE¼NE¼) lying South of the public highway as now located and traveled across said 40 acre tract, all in Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land located in the East Half of the Northeast Quarter (E½NE¼) of Section 10, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter (NE¼NE¼) of Section 10, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, thence North 86 degrees 51 minutes 25 seconds East 5.15 feet to the centerline of a county road running Southeasterly thence, along said centerline, South 28 degrees 28 minutes 05 seconds East 792.09 feet, thence South 74 degrees 59 minutes 39 seconds East 216.40 feet, thence South 09 degrees 04 minutes 09 seconds West 233.53 feet, thence South

34 degrees 29 minutes 25 seconds West 265.28 feet, thence South 02 degrees 44 minutes 04 seconds West 244.13 feet, thence South 63 degrees 08 minutes 19 seconds West 453.83 feet, thence North 00 degrees 24 minutes 36 seconds East 1650.27 feet to the Point of Beginning, said parcel of land contains 12.524 acres, including 0.600 acres of county road right of way.

AND

The West 26 acres of the Southeast Quarter of the Southeast Quarter ($SE\frac{1}{4}SE\frac{1}{4}$) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except eight acres South and West of Clanton Creek.

AND

All that part of the Southwest Quarter of the Southwest Quarter ($SW\frac{1}{4}SW\frac{1}{4}$) of Section Eleven (11) lying North and West of the right of way of the Chicago Great Western Railroad Company, and the East 14 acres of the Southeast Quarter of the Southeast Quarter ($SE\frac{1}{4}SE\frac{1}{4}$) of Section Ten (10), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; and the North Half of the Southwest Quarter ($N\frac{1}{2}SW\frac{1}{4}$), except Railroad Right-of-Way, of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

The North Half of the Northeast Fractional Quarter ($N\frac{1}{2}NE\frac{1}{4}$) of Section Two (2), EXCEPT commencing at the Northeast corner of said Section Two (2), thence $S83^{\circ}59'W$ 1030.80 feet thence South $24^{\circ}04'W$ 221.22 feet, thence $S05^{\circ}51'W$ 298.60 feet to the centerline of the County road thence easterly 161.59 feet along a 520.87 foot radius curve concave Northerly with a 160.95 feet chord bearing $N83^{\circ}53'E$, thence South $87^{\circ}58'E$ 755.56 feet, thence Easterly 237.50 feet along a 1,432.40 foot radius curve concave northerly with a 237.33 feet chord bearing $S83^{\circ}13'W$ to the East line of said Section 2 thence North $00^{\circ}00'$ 643.73 feet to the point of beginning AND EXCEPT a tract in the Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4}NE\frac{1}{4}$) described as follows: Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4}NE\frac{1}{4}$) of said Section 2 thence South 495 feet along the East side of said Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4}NE\frac{1}{4}$) to the North line of the right of way for public road, thence Southwesterly along the north line of said public road 400 feet to the point of beginning, thence North 150 feet, thence West 150 feet, thence South 200 feet, more or less, to the North line of said public road right of way, thence northeasterly along the north line of said public road right of way to the point of beginning, all in Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa.

AND

The Southwest Quarter of the Southeast Quarter ($SW\frac{1}{4}SE\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract commencing at the NE corner thereof running thence West 20 rods, thence South 24 rods, thence East 20 rods, thence North 24 rods to the point of beginning subject to the easement conveyed in the deed to Robert J. Stewart.

AND

The South Half of the Northeast Fractional Quarter ($S\frac{1}{2}NE\frac{1}{4}$); the East Fractional Half of the Northwest Fractional Quarter ($E\frac{1}{2}NW\frac{1}{4}$) EXCEPT Parcel "D" located in the Fractional Northeast Quarter of the Northwest Quarter ($FrNE\frac{1}{4}NW\frac{1}{4}$) of Section Two (2), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.11 acres, as shown in Plat of Survey filed in Book 2015, Page 1675 on June 17, 2015, in the Office of the Recorder of Madison County, Iowa; the West Half of the Southwest Quarter

(W $\frac{1}{2}$ SW $\frac{1}{4}$); Southwest Quarter of the Northwest Fractional Quarter (SW $\frac{1}{4}$ NWfr $\frac{1}{4}$); all that part of the Northwest Fractional Quarter of the Northwest Quarter (NWfr $\frac{1}{4}$ NW $\frac{1}{4}$) which lies south of the present public highway crossing said tract from east to west; all in Section Two (2), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

The East 30 feet of the Southeast Quarter of the Northeast Fractional Quarter (SE $\frac{1}{4}$ NEfr $\frac{1}{4}$) and the East 30 feet of the North 16.5 feet of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

The Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

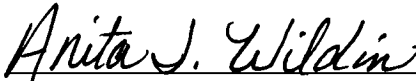
This deed is exempt according to Iowa Code 428A.2(21).

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.

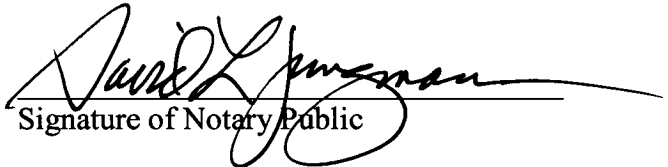
Dated: September 22, 2017


RANDAL D. WILDIN, a/k/a Randal Dean Wildin


ANITA J. WILDIN, a/k/a Anita Joyce Wildin
(Grantors)

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on September 22, 2017, by RANDAL D. WILDIN a/k/a Randal Dean Wildin, and ANITA J. WILDIN, a/k/a Anita Joyce Wildin, husband and wife.


Signature of Notary Public

