THE IOWA STATE BAR ASSOCIATION
Official Form No. 106

Todd J. Locher ISBA # 13199

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

DELAWARE COUNTY IOWA
FILED
2003 AUG 15 AM 10:
BOOK 3000 PAGE 3940
DEBORAH FRIEDL
DELAWARE COUNTY RECORDER

AUDITOR FEE $ 5.00
RECORDER FEE $ 11.00

Entered for taxation 15th day
of August A.D., 2003
Sharon McCurdy, Auditor
By Darla Beeks, Deputy
89-19

ENV. (X)

Preparer Information Todd J. Locher, 202 2nd Avenue NW, Farley, IA 52046, (563) 744-3359
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement : Mark J. Sellner, 1949 290th Avenue, Earlville, IA 52041

QUIT CLAIM DEED

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, Ruth Sellner, a married person,

do hereby Quit Claim to Mark J. Sellner, a single person,

all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

The South 1/2 of the NE 1/4 of Section 19, Township 89 North, Range 3 West of the 5th P.M., except railroad right of way; and all that part of the NW 1/4 lying South of the railroad right of way except that part described as commencing at a point which is three rods South and 33 feet East of the Intersection of the South line of railroad right of way with the west line of said NW 1/4, and running thence Southeasterly to a point 40 feet East of a point which is 7 rods South of said point of beginning, thence South parallel with and 73 feet distant from West line of said NW 1/4 a distance of 36 rods, thence Southwesterly to a point 46 rods South of point of beginning, thence North to a point of beginning, all in Section 19, Township 89 North, Range 3 West of the 5th P.M.

The purpose of this deed is to break the joint tenancy with full rights of survivorship with Joseph T. Sellner created in a deed dated January 11, 1980 and filed January 22, 1980 in Book 107, page 98 of Land Deeds of the records of Delaware County, Iowa.

Exempt from Declaration of Value and Groundwater Hazard Statement - no consideration. Exemption #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 17, 2003

Ruth J. Sellner
Ruth Sellner (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, ss:
DUBUQUE COUNTY,

On this 17th day of July, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Ruth Sellner, a married person

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Todd J. Locher
Notary Public

(This form of acknowledgment for individual grantor(s) only)

NOTARIAL SEAL IOWA
TODD J. LOCHER
COMMISSION # 176419
MY COMMISSION EXPIRES
10-12-05

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106 QUIT CLAIM DEED
Revised January, 1999