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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

QUIT CLAIM DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #106
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Craig W. Francois, 14352 Davenport Avenue, Rosemount, MN 55068

Return Document To: (Name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:
Nicholas W. Francois
June Francois

Grantees:
Craig W. Francois
Diane M. Francois

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 106	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

QUIT CLAIM DEED

For the consideration of $1.00 Dollar(s) and other valuable consideration, Nicholas W. Francois and June Francois, husband and wife do hereby Quit Claim to Craig W. Francois and Diane M. Francois, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

That part of the North one-half (N½) of the Northeast Quarter (NE¼) of Section Twenty Seven (27), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M. lying East of the road, except commencing at a point three hundred forty six (346) feet South of the Northeast corner of said Section Twenty Seven (27), and running thence South 80° 56' West four hundred forty one (441) feet, thence South 34° 52' West a distance of three hundred forty seven (347) feet, thence North 85° 10' West a distance of two hundred twenty six (226) feet, thence South 69° 23' West a distance of five hundred seventy three (573) feet, thence South 31° 05' East a distance of three hundred (300) feet, thence South 53° 14' East a distance of three hundred (300) feet to the South line of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of said Section Twenty Seven (27), thence East along said South line a distance of one thousand eighty five (1085) feet to the Southeast corner of said Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), thence North along the East line of said Section Twenty Seven (27) a distance of nine hundred eighty five (985) feet to the point of beginning.

This is a deed in which consideration is less than $500.00.
Exemption ~~20~~ 21 applies.

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: 12/15/11

Nicholas W Francois
Nicholas W. Francois (Grantor)

June Francois
June Francois (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Winneshiek
This instrument was acknowledged before me on 12-15-11, by Nicholas W. Francois and June Francois, husband and wife.

GINA SMITH
Commission Number 757399
My Commission Expires
3-12-2012

Gina Smith
, Notary Public

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