



Document 2020 4391

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Date 11/12/2020 Time 3:53:25PM

Rec Amt \$12.00 Aud Amt \$10.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



QUIT CLAIM DEED

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Return To: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Dick D. Dillinger and Raedene Dillinger, 3147 Pheasant Run Trail, Peru, IA 50222
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067;
Phone: (515) 462-4912

For the consideration of----to Remove Cloud on Land Title,---- Frederick C. James, a Single Person; and, Frederick C. James, as Trustee of the Frederick C. James 2000 Trust under Trust Agreement dated July 1, 2020 does hereby Quit Claim to Dick D. Dillinger and Raedene Dillinger, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, all his right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

All that portion of the former railroad right of way legally described as follows:

That part of the Southeast Quarter of the Northwest Quarter, the East Half of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 22, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 27, all in Township 74 North, Range 27 West of the Fifth Principal Meridian, bounded as follows: On the Southwest by the South line of said North Half of the Northwest Quarter of the Northwest Quarter of Section 27; On the Northwest and Southeast by lines parallel with and distant 50 feet Northwesterly and 50 feet Southeasterly, respectively, measured at right angles and radially, from the center line of the main track (now removed) of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Sections 22 and 27; And on the Northeast by the following described line: Commencing at a point on the South line of said Southeast Quarter of the Northwest Quarter of Section 22, distant 50 feet Southeasterly, measured at right angles, from said original main track center line; thence Northeasterly parallel with said main track center line a distance of 90 feet, more or less, to a point on the center line of a County Road, and the

point of beginning of the line herein described; thence Northwesterly along the center line of said County Road a distance of 108 feet, more or less, to a point distant 50 feet Northwesterly, measured at right angles, from said original main track center line, and there terminating,

which is located in said Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section 22, Township 74 North, Range 27 West.

This instrument is without actual consideration in order to remove a cloud on title to the above-described real estate and is exempt from transfer tax under Iowa Code Section 428A.2(21).

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.

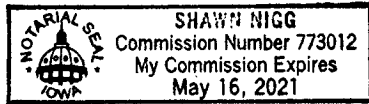
Dated: Nov 10th 2020, 2020.

Frederick C. James
Frederick C. James, Grantor

Frederick C. James
Frederick C. James, as Trustee of the
Frederick C. James 2000 Trust under
Trust Agreement dated July 1, 2020, Grantor

STATE OF IOWA, COUNTY OF Madison

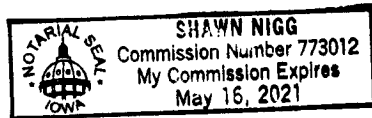
This record was acknowledged before me on November 10th, 2020, by Frederick C. James.



Shawn Nigg
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on November 10th, 2020, by Frederick C. James, as Trustee of the Frederick C. James 2000 Trust under Trust Agreement dated July 1, 2020.



Shawn Nigg
Signature of Notary Public