



Document 2021 5299

Book 2021 Page 5299 Type 03 002 Pages 2
Date 12/30/2021 Time 11:51:52AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$79.20
Rev Stamp# 656 DOV# 647
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$50,000⁰⁰



QUIT CLAIM DEED

Return To: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Rollie E. Robbins and Angela K. Robbins, 371 Long Street, Patterson, IA 50218
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067;
Phone: (515) 462-4912

For the consideration of -----Fifty Thousand Dollars-----, Phillip W. Gray and Linda J. Gray, Husband and Wife, do hereby Quit Claim to Rollie E. Robbins, III and Angela K. Robbins, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

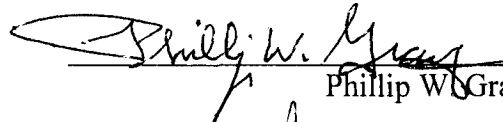
All that part of the following described real estate lying South of State Highway 92:

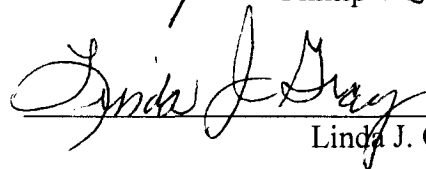
A tract of land located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Northwest Corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-nine (29), thence North 17.2 rods, thence East to the half section line, thence South on said line 91 rods, thence West 60 rods, thence North 54.8 rods, thence West to the West Line of the above described 40 acre tract, thence North to the point of beginning, **EXCEPT** a tract of land located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-nine (29), described as follows: Commencing at a point of reference at the Southwest corner of said Southeast Quarter (1/4) of the Northwest Quarter (1/4); thence North 281.10 feet along the approximate West line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-nine (29) to the point of beginning; thence North 85°42' East 39.0 feet to a point on the east right-of-way line of County Road; thence North 85°42' East 215.0 feet to a point; thence South 00°07'41" East 210.23 feet to a point; thence South 85°42' West 215.47 feet to a point on the East right-of-way line of said County Road; thence South 85°42' West 39.0 feet to a point on the West line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4), thence North 210.27 feet along said West line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) to the point of

beginning and containing 1.224 acres more or less. **AND EXCEPT** Parcel "D" located therein, containing 28.48 acres, as shown in Plat of Survey filed in Book 2008, Page 2059 on June 27, 2008, in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** any part thereof condemned for road purposes as shown in Deed Record 134, Page 649.

The undersigned hereby relinquish 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.

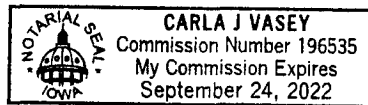
Dated: December 29, 2021.

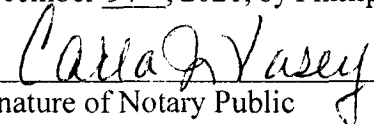

Phillip W. Gray, Grantor


Linda J. Gray, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on December 29, 2021, by Phillip W. Gray and Linda J. Gray.




Signature of Notary Public