

Document 2004 1695

Book 2004 Page 1695 Type 03 02 Pages 2
Date 4/19/2004 Time 3:44 PM
Rec Amt \$16.00 Aud Amt \$5.00

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

Prepared By: Tim McCart - 1508 Prairie View Ave - Van Meter, IA 50261 - MAIL TAX Statement to same SPACE ABOVE THIS LINE FOR RECORDER

Address tax Statement: **QUIT CLAIM DEED**
Tim McCart, 1508 Prairie View Ave, Van Meter, IA 50261

For the consideration of One-dollar \$1.00
Dollar(s) and other valuable consideration,

Timothy E and Victoria L. McCart

do hereby Quit Claim to
Samantha L. McCart

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

Address: 1508 Prairie View Ave, Van Meter IA 50261 - see Attached for Full Legal Description

*-TRANSACTION is Between Family Member. Value is under \$ 500.00

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: 4-19-2004 Timothy E. McCart (Grantor)

STATE OF Iowa, ss: Victoria L. McCart (Grantor)
Polk COUNTY,

On this 19 day of April, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ (Grantor)

_____ (Grantor)

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. _____ (Grantor)

Cornelius E. Beel (Grantor)
Polk County, Iowa

Notary Public _____ (Grantor)

(This form of acknowledgment for individual Cornelius E. Beel
Notarial Seal - IOWA
Commission No. 712686
My Commission Expires
9/21/2004

CONTINUATION OF ABSTRACT OF TITLE

No. 337727D

TO

Parcel "B", located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East along the East line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-three (33), 110.04 feet to the Point of Beginning; thence North 0°00'00" East along the East line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-three (33), 490.57 feet; thence South 88°18'32" West, 889.00 feet; thence South 0°00'00" West, 490.68 feet; thence North 88°18'04" East, 889.00 feet to the Point of Beginning. Said Parcel contains 10.008 acres, including 0.675 acres of County Road right-of-way.

CONTINUED

from November 21, 1997, at 11:50 A.M. to April 10, 1998, at 8:00 A.M.

AND

Parcel "D" located in the North Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East along the East line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-three (33), 600.61 feet; thence South 88°18'32" West along the line between the previously surveyed Parcels "A" and "B", 889.00 feet to the Point of Beginning; thence South 0°00'00" West along the West line of said Parcel "B", 490.68 feet; thence South 88°18'06" West, 80.00 feet; thence North 0°00'00" East 184.89 feet; thence South 88°18'32" West, 690.92 feet to a point on the centerline of an unpaved County Road; thence North 33°50'49" East along said Road centerline, 375.63 feet to the Southwest corner of said Parcel "A"; thence North 88°18'32" East along the South line of said Parcel "A", 561.61 feet to the Point of Beginning. Said Parcel contains 5.015 acres, including 0.280 acres of County Road right-of-way,

from Root of Title to April 10, 1998, at 8:00 A.M.

----- Entry #25 -----