

16 Dec 2004
Jan Welch
Debby Corkean
DEPUTY

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

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

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Return to:
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266

(wt) PH # (515) 453-6264

Mail tax statements to:
Steven Nicklaus 1801 Quarry Trail, Winterset, IA

File #14411005

QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Teddy L. Murphy and Josephine M. Murphy**, does hereby Quit Claim unto **Steven Nicklaus and Patricia Nicklaus, husband and wife**, all right, title, interest, estate, claim, and demand in and to the following-described real estate in Madison County, Iowa:

Parcel "A" in the Southeast Quarter of the Southeast Quarter of Section 15, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast Corner of Section 15, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence North 89°46'22" West 1114.00 feet along the South line of the Southeast Quarter of the Southeast Quarter of said Section 15; thence North 00°17'11" East 1317.57 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence North 89°59'18" East 1114.02 feet of the Northeast Corner of said Southeast Quarter of the Southeast Quarter; thence South 00°17'11" West 1322.22 feet to the Point of Beginning containing 33.755 acres including 3.075 acres of County Road right-of-way

The undersigned make no claim against the above-described real estate and hereby disclaim any and all apparent interest created by the erroneous filing of a mortgage dated April 30, 2003 filed May 6, 2003 in Book 2003 at Page 2617 at the recorder of Madison County, Iowa *Consideration less than \$500⁰⁰ Ch 12/16/04*

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

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.

STATE OF IOWA)
) SS:
COUNTY OF MADISON)

Dated: 12-15-04

On this 15 day of Dec, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **Teddy L. Murphy and Josephine M. Murphy, husband and wife**, 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.

Teddy L. Murphy
Teddy L. Murphy

Josephine M. Murphy
Josephine M. Murphy

[Signature]
Notary Public in and for the State of Iowa

