

ENTERED FOR TAXATION
THIS 22 DAY OF Dec, 2004
Brad Walsh
Dubby Corkle
DEPUTY ASSESSOR

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

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

Preparer /
 Information Jane E. Rosien, 223 E. Court Avenue, P. O. Box 67, Winterset, IA 50273, (515) 462-4912
 Individual's Name Street Address City Phone

Jane E. Rosien ISBA # 0013723

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Todd Snell, 213 Sunrise Blvd., St. Charles, IA 50240

QUIT CLAIM DEED

For the consideration of removal of cloud on real estate title and other valuable consideration, JULI MARIE ZIMMERMAN-SNELL, n/k/a JULIE MARIE ZIMMERMAN, a single person does hereby Quit Claim to TODD ALAN SNELL a/k/a TODD A. SNELL all right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Parcel One (1), located in the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, containing 0.7805 acres, as shown in Plat of Survey filed in Book 2, Page 281 on May 28, 1996 in the Office of the Recorder of Madison County, Iowa, subject to a Madison County R 35 Highway Easement over the westerly 0.3096 acres thereof.

This instrument is pursuant to the Decree of Dissolution of Marriage between Grantor and Grantee entered on March 22, 2004 in the Iowa District Court for Madison County in Case No. CDDM005466. This instrument corrects and supersedes the legal description of the real estate contained in the Quit Claim Deed dated March 11, 2004, and recorded March 22, 2004 in Book 2004 on Page 1230 of the records of the Madison County Recorder.

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: December 17, 2004

Julie Marie Zimmerman
Julie Marie Zimmerman (Grantor)

STATE OF IOWA, Polk COUNTY, ss:
On this 17 day of December, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Juli Marie Zimmerman to me known to be the identical persons named in and who executed the same as their voluntary act and deed.

Jodi Duhn, Notary Public

