

THE IOWA STATE BAR ASSOCIATION
Official Form No. 106

Cory D. Abbas ISBA # 19092

ENTERED FOR RECORDED
THIS 30 DAY OF Dec 2004
Jan Utsler
Debby Cookman

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED

Preparer Information *61* Cory D. Abbas, 505 5th Ave. Suite 729, Des Moines, (515) 283-2147

Individual's Name 50309-2318 Street Address City Phone



Address Tax Statement : Alan Downs, 3158 St. Charles Road, St. Charles, IA 50240

SPACE ABOVE THIS LINE FOR RECORDER

QUIT CLAIM DEED

For the consideration of One Hundred Forty (\$140.00)
Dollar(s) and other valuable consideration,
Alan Downs, individually,

do hereby Quit Claim to and convey to
Ryan Norris, individually,

all our right, title, interest, estate, claim and demand in the following described real estate in
Madison County County, Iowa: subject to a retained easement
for the benefit of Grantor to drive upon said real estate as needed:

That part of the former Chicago and North Western Transportation Company's railroad right of way as recorded in Book 53, Page 361, Madison County, Iowa, Recorder's Office, located in the Town of West St. Charles (Hanley), Iowa, and in the Northeastern Quarter of the Northwest Quarter of Section 22, Township 75 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the southwest corner of Block 4, of said Town of West St. Charles, Iowa;
thence southwesterly 40.00 feet along the easterly line of the former Chicago and North Western Transportation Company railroad right of way and on a nontangential curve, concave to the southeast and having a radius of 5579.58 feet, a central angle of 00 degrees 24 minutes 39 seconds and a chord 40.00 feet in length, on an assumed bearing of South 20 degrees 28 minutes 52 seconds West to the southeasterly corner of Parcel C, recorded in Town Plat Book 2, Pages 292 and 293, Madison County, Iowa, Recorder's Office;
thence South 86 degrees 40 minutes 00 seconds West 300.48 feet along the southerly line of said Parcel C to the westerly line of the former Chicago and North Western Transportation Company railroad right of way;
thence southwesterly 113.44 feet along said westerly line on a nontangential curve concave to the southeast and having a radius of 5879.58 feet, a central angle of 01 degrees 06 minutes 20 seconds and a chord of 113.44 feet in length, bearing South 18 degrees 27 minutes 04 seconds West to the northerly line of Madison County, Iowa, Highway G 68;
thence North 68 degrees 27 minutes 07 seconds East along said northerly line 192.56 feet;
thence northeasterly 165.98 feet along said northerly line and on a nontangential curve concave to the southeast and having a radius of 1960.71 feet, a central angle of 04 degrees 51 minutes 01 seconds and a chord 165.93 feet in length bearing North 70 degrees 52 minutes 35 seconds East to the south line of said Parcel C and the point of beginning.

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.

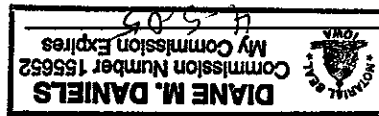
Dated: 12/18/04 Alan P. Downs
Alan Downs (Grantor)

STATE OF IOWA, ss:
COUNTY,

On this 18th day of December,
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared
Alan Downs (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.

Diane M. Daniels (Grantor)
Notary Public



(This form of acknowledgment for individual grantor(s) only) (Grantor)