

25th FOR TAXATION
DATE OF April 2005
Michelle
Micka

Document 2005 1777

Book 2005 Page 1777 Type 03 002 Pages 4
Date 4/25/2005 Time 10:54 AM
Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$8.00
Rev Stamp# 176 DOV# 175

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

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

✓ **When Recorded Return to:**

Gary and Carol Kiernan
315 West Lane
Winterset, IA 50273

Send Tax Statements to:

Gary and Carol Kiernan
315 West Lane
Winterset, IA 50273

Prepared by:

LeeAnn Werbelow, Esq.
Fisher, Sweetbaum & Levin, P.C.
1331 17th Street, Suite 1000
Denver, CO 80202

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 30th day of March, 2005, by **Qwest Corporation**, a Colorado corporation, formerly known as U S WEST Communications, Inc., formerly known as The Mountain States Telephone and Telegraph Company, successor-in-interest to Northwestern Bell Telephone Company ("Grantor"), to Gary Kiernan and Carol Kiernan, husband and wife ("collectively Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Five Thousand Five Hundred and No/100 Dollars (\$5,500.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto Grantee, its heirs, successors and assigns, forever, all the right, title, interest, claim and demand which Grantor has, if any, in and to the real property, together with improvements and/or equipment, if any, situate, lying and being in the County of Madison and State of Iowa, described on Exhibit A attached hereto (hereinafter the "Property").

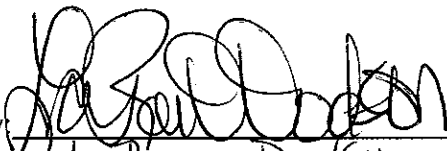
GRANTOR HEREBY DISCLAIMS ALL WARRANTIES OF ANY KIND OR NATURE WHATSOEVER (INCLUDING WARRANTIES OF HABITABILITY AND FITNESS FOR PARTICULAR PURPOSE), WHETHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES WITH RESPECT TO THE PROPERTY, THE ZONING OF THE LAND, THE SOIL CONDITIONS OF THE LAND, THE PRESENCE ON OR BENEATH THE PROPERTY (OR ANY PARCEL IN PROXIMITY TO THE LAND) OF HAZARDOUS SUBSTANCES OR MATERIALS (INCLUDING ASBESTOS), OR THE SUITABILITY OF THE PROPERTY FOR GRANTEE'S INTENDED USE. BY ACCEPTING THIS QUITCLAIM DEED, GRANTEE FURTHER ACKNOWLEDGES THAT GRANTEE IS PURCHASING THE PROPERTY "AS IS" AND IN ITS PRESENT CONDITION AND THAT GRANTEE IS NOT RELYING UPON ANY REPRESENTATION OF ANY KIND OR NATURE MADE BY GRANTOR OR BY GRANTOR'S AGENTS WITH RESPECT TO THE PROPERTY. BY ACCEPTANCE OF THIS QUITCLAIM DEED, GRANTEE ACKNOWLEDGES THAT GRANTEE'S OPPORTUNITY FOR INSPECTION AND INVESTIGATION OF THE PROPERTY HAS BEEN ADEQUATE TO ENABLE GRANTEE TO MAKE GRANTEE'S OWN DETERMINATION WITH RESPECT TO THE PROPERTY.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunder belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the proper use and benefit on behalf of Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the date set forth above.

GRANTOR:

Qwest Corporation,
a Colorado corporation

By: 
Name: LaRae Dodson
Title: Director - Real Estate

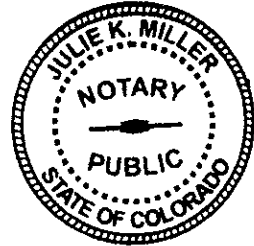
STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 30th day of ~~February~~ March, 2005, by LaRae Dodson as Dir-Real Estate of Qwest Corporation, a Colorado corporation.

WITNESS my hand and official seal.

Julie K. Miller
Notary Public

My commission expires: Nov. 22, 2008



My Commission Expires Nov. 22, 2008

Exhibit A

Legal Description

Commencing at a point 360.11 feet East and 83 feet North of the Southwest corner of the Southwest Quarter (1/4) of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, said point being on the North right-of-way line of Iowa Highway #92, thence West along said North right-of-way line 262.21 feet, thence North 54° 34' 28" West 23.95 feet, thence North 34° 08' 16" East, 217.92 feet, thence East 159.43 feet, thence South 194.25 feet to the point of beginning, containing 1 acre, more or less; and the following tract of land in said southwest Quarter (1/4) for ingress-egress purposes that is 6 feet on each side of a centerline more particularly described as follows: - Commencing at a point 1,108 feet East and 63 feet North of the Southwest corner of said Southwest Quarter (1/4), said point being on the North right-of-way line of Highway #92, thence North 6 feet, thence West 209.51 feet and parallel to said North right-of-way line, thence North 78° 41' 24" West, 101.98 feet and parallel to said North right-of-way line, thence West 438.38 feet and parallel to said North right-of-way line to the terminus point of said easement centerline, said termination point being at the East line of the aforementioned 1 acre tract.