

FILED NO. 001998
BOOK 2001 PAGE 1998
2001 MAY 17 AM 9:24

REC \$ 10⁰⁰
AUD \$ 10⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED _____

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer
Information Tim Pearson, 3231 E. Euclid Avenue, Ste. 300, Des Moines, Iowa, (515) 266-6000
Individual's Name Street Address City Phone

TIM PEARSON ISBA # PK 0004276 SPACE ABOVE THIS LINE FOR RECORDER

Frederick James
Address Tax Statements: 685 Foster Drive, Des Moines, Ia 50312

QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Mary Ghrist James, a single person, do hereby Quit Claim to Frederick Case James, a single person, all my right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

Legally Known As: (See Attachment "A")
EXEMPT pursuant to Iowa Code §428A.2(16)

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.

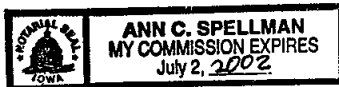
Dated: 5-1-01

Mary Ghrist James
Mary Ghrist James (Grantor)

STATE OF IOWA, POLK COUNTY, ss:

On this 1st day of May, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Ghrist James, a single person, to me known to be the identical persons named in and who executed the same as their voluntary act and deed.

Ann C. Spellman
Notary Public



ATTACHMENT "A"

The South $\frac{3}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa.

And

A tract described as commencing at a point on the west line of the Northeast $\frac{1}{4}$ of Section 22, Township 74 North, Range 27 West of the 5th P.M., where the eastern right-of-way line of the former Chicago & Northwestern Transportation Company (formerly Chicago Great Western Railway Company) Railroad intersects said $\frac{1}{4}$ section line; thence northeasterly along the eastern right-of-way line of said former Railroad right-of-way a distance of 645 feet, more or less, to a point 77 feet northeasterly of the northern bridge abutment of the railroad bridge spanning Clanton Creek; thence west to the western boundary of the Northeast $\frac{1}{4}$ of said Section 22; thence south along the quarter section line to the point of commencement.

Parcel "B" - That part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15 and that part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, all in Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the southwest corner of the Southwest $\frac{1}{4}$ of said Section 15; thence on an assumed bearing of North $00^{\circ}13'05''$ East along the west line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 15 a distance of 336.58 feet; thence South $89^{\circ}48'35''$ East 1319.65 feet to the east line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence South $00^{\circ}13'28''$ West along said east line 336.58 feet to the southeast corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence South $00^{\circ}22'20''$ West along the east line of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 22 a distance of 649.14 feet to the southeast corner of said North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence South $89^{\circ}47'50''$ West along the south line of said North $\frac{1}{2}$ 1318.84 feet to the southwest corner of said North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence North $00^{\circ}13'05''$ East along the west line of said North $\frac{1}{2}$ 658.19 feet to the southwest corner of the Southwest $\frac{1}{4}$ of said Section 15 and the point of beginning. Said tract contains 30.00 acres and is subject to a Madison County Highway Easement over the westerly 1.08 acres thereof.