

003386
FILED NO. _____
BOOK 2001 PAGE 3386
2001 AUG -2 PM 3: 27
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 10⁰⁰
AUD \$ 20⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED _____

Preparer Information

Lawrence P. Van Werden, 200 W. Jefferson, P.O. Box 199, Osceola, (641) 342-2157

Individual's Name

Street Address

City

Phone

Address Tax Statement :

Charles D. Woods & Veronica J. Woods, 325 S. Atkinson, Truro, IA 50257

SPACE ABOVE THIS LINE
FOR RECORDER



QUIT CLAIM DEED

For the consideration of Estate Planning
Dollar(s) and other valuable consideration,

**Charles D. Woods, a/k/a C. Duane Woods and Veronica J. Woods,
husband and wife**

do hereby Quit Claim to

**C. Duane Woods and Veronica J. Woods,
husband and wife,**

as Joint Tenants with full right of ownership in the survivor; and not as Tenants in Common

all our right, title, interest, estate, claim and demand in the following described real estate in

MADISON County, Iowa:

Real Estate being conveyed herein is set out in Exhibit "A" which is attached hereunto and made a part hereof by this reference.

No Transfer Tax
Exempt pursuant to Section 428A.2(11), Code of Iowa (2001)

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: July 30, 2001

STATE OF IOWA, ss:
CLARKE COUNTY,

On this 1st day of August, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles D. Woods, a/k/a C. Duane Woods and Veronica J. Woods, husband and wife

Charles D. Woods
Charles D. Woods (Grantor)

Veronica J. Woods
Veronica J. Woods (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.

Kristi J. Mease
Kristi J. Mease

Notary Public

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



EXHIBIT "A"

LEGAL DESCRIPTION

Out Lot Six (6), EXCEPT the West 180 feet thereof, in the Town of Truro, in Madison County, Iowa.

and

A tract of real estate in the Town of Truro, Iowa, which is described as a tract of real estate bounded by and included within a line commencing 240 feet East of the Northeast (NE) corner of Block Nine (9) of the Original Town of Truro, Iowa; and running thence East to a point 50 feet South of the Southeast (SE) corner of Out Lot Five (5) in the Town of Truro, Iowa; thence South to the Northeast (NE) corner of Out Lot Six (6) in the Town of Truro, Iowa; thence along the boundary line on the North side of said Out Lot Six (6) to a point 180 feet East of the East line of Railroad Street in the Town of Truro, Iowa; thence North to the point of beginning.

and

All that part of the former right-of-way of the Chicago, Burlington & Quincy Railroad Company in the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of the South line of Prairie Street, in the Town of, Truro, Iowa; extended East on, over and across said quarter-quarter section, that abuts upon and immediately adjoins land being conveyed by Grantor in this deed; RESERVING, however, unto Chicago, Burlington & Quincy Railroad Company, its successors and assigns, all of the coal, oil, gas and other minerals underlying the surface of these premises.

and

Commencing at the Northeast Corner (NE) of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; and running thence West 209 feet; thence South 447 feet; thence East 209 feet; thence North 447 feet to the point of beginning.

and

Commencing at a point 209 feet West of the Northeast (NE) corner of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence West 218 feet; thence South 315 feet; thence East 218 feet; thence North 315 feet to the point of beginning.

and

A tract described as commencing 515 feet North of the Southeast Corner of Section 16, thence West 33 feet to the point of beginning, thence West 94 feet, thence North 170.5 feet, thence East 94 feet, thence South 170.5 feet to the place of beginning; all in Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa.

and

The West Three-fourths ($\frac{3}{4}$) of the South Half of the South Half (S $\frac{1}{2}$ S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$), except therefrom the West 480 feet in width and also excepting therefrom the following tract: beginning 662.6 feet West of the Southeast corner of the Northeast Quarter, thence North 77.25 feet, thence North, 89°49'35" West, 227.79 feet, thence Northwesterly 1295.15 feet along a 2242.0 foot radius curve concave Northeasterly and having a central angle of 33°06', thence Southerly approximately 450 feet to the South line of said Quarter Section, thence East approximately 1476 feet to the point of beginning, in Section Sixteen (16) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.