

001395
FILED NO. _____
BOOK 2002 PAGE 1395

REC \$ 10⁰⁰ COMPUTER
AUD \$ 5⁰⁰ RECORDED
R.M.F. \$ 1⁰⁰ COMPARED _____

2002 MAR 26 AM 10:40
(10:40 AM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone



Address Tax Statement: Carl R. Christensen
1818 Pammel Park Rd., Winterset, IA
50273

SPACE ABOVE THIS LINE
FOR RECORDER

QUIT CLAIM DEED

For the consideration of ONE
Dollar(s) and other valuable consideration,
SHARON K. CHRISTENSEN, Wife of Grantee,

do hereby Quit Claim to
CARL R. CHRISTENSEN,

all our right, title, interest, estate, claim and demand in the following described real estate in
Madison County, Iowa:

SEE EXHIBIT "A" ATTACHED HERETO.

The consideration for this Deed is less than \$500. Therefore, no Declaration of Value or
Groundwater Statement is required.

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: March 23, 2002 Sharon K. Christensen
Sharon K. Christensen (Grantor)

STATE OF IOWA, ss:
MADISON COUNTY,

On this 23 day of March,
2002, before me, the undersigned, a Notary
Public in and for said State, personally appeared _____ (Grantor)

Sharon K. Christensen _____ (Grantor)

_____ (Grantor)

_____ (Grantor)

_____ (Grantor)

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

Jerrold B. Oliver
Notary Public

JERROLD B. OLIVER
Commission Number 201442
My Commission Expires
August 26, 2003

Commencing at the Northwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence East 10 chains to the public road, thence in a Southeasterly direction along said road to a point 20 rods West of the Southeast corner of said 40-acre tract, thence West along the South line of said Section 5 chains to Middle River, thence North and West following the meanderings of said River to a point 3.25 chains South of the point of beginning, thence North to the point of beginning, containing 16 acres more or less, EXCEPT a parcel of land located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as commencing at the Northwest Corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Sixteen (16); thence N.90°00'E. 340.0 feet along North line of said Southeast Quarter (1/4) of the Southwest Quarter (1/4) to Point of Beginning; thence S.23°52'E. 1,269.3 feet; thence N.90°00' E. 130.0 feet to the centerline of a county road; thence N.15°35'W. 1,205.0 feet along centerline of county road to the North line of said Southeast Quarter (1/4) of the Southwest Quarter (1/4); thence N.90°00'W. 320.0 feet along North line of said Southeast Quarter (1/4) of the Southwest Quarter (1/4) to Point of Beginning containing 5.995 Acres including 0.563 Acres of county road right of way. Note: The North line of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa is assumed to bear due East and West, AND all that part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, situated and lying North and West of Middle River, and a parcel of land described as commencing at the Southwest Corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North along the West line of said Northeast Quarter (1/4) of the Southwest Quarter (1/4) 520.0 feet more or less thence Easterly 33.0 feet to the centerline of a County Road; thence Southeasterly along said road centerline to a point on the South line of said Northeast Quarter (1/4) of the Southwest Quarter (1/4) 660.0 feet East of the Southwest Corner of said Northeast Quarter (1/4) of the Southwest Quarter (1/4); thence West 660.0 feet to Point of Beginning containing 2.5 Acres more or less including 0.5 Acres of County Road Right-of-Way;

and,

The South 520.5 feet of the East 669.5 feet of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

EXHIBIT "A"