

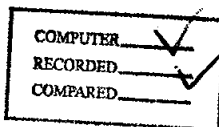
001199

FILED NO.

BOOK 2003 PAGE 1199

2003 MAR -4 PM 1:50

REC \$ 15.00  
AUD \$ 5.00  
R.M.F. \$ 1.00



DECK UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset 462-3731  
Individual's Name Street Address City Phone

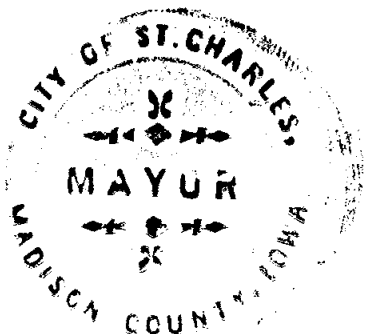
SPACE ABOVE THIS LINE  
FOR RECORDER

### QUIT CLAIM DEED

For the consideration of One and No/100----- (\$1.00)  
Dollar(s) and other valuable consideration,  
CITY OF ST. CHARLES, IOWA,

do hereby Quit Claim to  
J. PAUL SCRIVNER

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



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: 1-13-97

STATE OF Iowa, ss:  
Madison COUNTY,

On this 13 day of January,  
19 97, before me, the undersigned, a Notary  
Public in and for said State, personally appeared

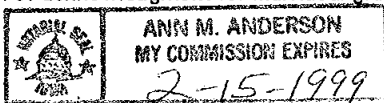
Josh Brown  
Janet Lea Downs

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.

Ann M. Anderson

Notary Public

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



CITY OF ST. CHARLES, IOWA  
By Josh Brown Mayor  
Josh Brown (Grantor)

By Janet Lea Downs City Clerk  
Janet Lea Downs (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

Ryan Davis  
2509 Valley Ln  
St Charles

That part of the former Chicago and North Western Transportation Company's railroad right of way as recorded in Book 54, Page 8, Madison County, Iowa, Recorder's Office, located in the Town of West St. Charles (Hanley), Iowa, and in the Northeast 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:

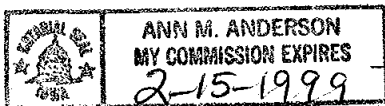
Beginning at the southwest corner of Block 4, of said Town of West St. Charles, Iowa; thence southwesterly 40.00 feet along the easterly line of the former Chicago and North Western Transportation Company railroad right of way and on a nontangential curve, concave to the southeast and having a radius 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; thence South 86 degrees 40 minutes 00 seconds West 325.82 feet to the westerly line of the former Chicago and North Western Transportation Company railroad right of way; thence northeasterly 396.95 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 03 degrees 52 minutes 05 seconds and a chord 396.87 feet in length bearing North 20 degrees 56 minutes 17 seconds East to the south line of the north 726 feet of said tract recorded in Book 54, Page 8; thence South 79 degrees 42 minutes 21 seconds East along said south line 307.79 feet to the easterly line of the former Chicago and North Western Transportation Company railroad right of way; thence southwesterly 279.88 feet along said easterly line and on a nontangential curve concave to the southeast and having a radius of 5579.58 feet, a central angle of 02 degrees 52 minutes 27 seconds and a chord 279.85 feet in length bearing South 22 degrees 07 minutes 24 seconds West to the point of beginning.

Said tract contains 2.47 acres and is subject to a Madison County Highway Easement over the southeasterly 0.0019 acre thereof.

STATE OF IOWA :  
:SS  
MADISON COUNTY :

On this 13 day of January, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared Joan Brown, Mayor of the City of St. Charles, and Janet Lea Downs, City Clerk of the City of St. Charles, Iowa, a municipal corporation, which executed the foregoing instrument, and by me duly sworn, each for himself, did say that they are respectively Mayor and City Clerk of the City of St. Charles, Iowa, and the said instrument was signed by them and sealed on behalf of the City of St. Charles, Iowa, by authority of its City Council, and each of them acknowledged the execution of said instrument to be the voluntary act and deed of said City of St. Charles, Iowa, by it and by them voluntarily executed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my notarial seal the day and year last above written.



Ann M. Anderson  
Notary Public in and for the State of Iowa