

ENTERED FOR TAXATION
THIS 4 DAY OF Sept 2005
Jan Utsler
Debbie Carlson
DEPUTY RECORDER

Document 2005 4337
Book 2005 Page 4337 Type 03 002 Pages 5
Date 9/08/2005 Time 9:28 AM
Rec Amt \$27.00 Aud Amt \$5.00

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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



QUIT CLAIM DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 106
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Timothy M. Duffy, 300 Walnut Street, Suite 5, Des Moines, IA 50309, Phone: (515) 246-8726

Taxpayer Information: (Name and complete address)
Larry Shannon
1090 G. 76 Highway
New Virginia 50210

Return Document To: (Name and complete address)
✓ Larry Shannon
1090 G. 76 Highway
New Virginia 50210

Grantors:
Kathleen E. Shannon

Grantees:
Lawrence Craig Shannon

Legal description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Kathleen E. Shannon, a single person,

do hereby Quit Claim to
Lawrence Craig Shannon,

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

See Exhibit "A" Attached

Pursuant to Decree of Dissolution of Marriage filed in the Iowa District Court for Madison County CDDM005471, filed on or about December 2, 2004 as amended on or about August 25, 2005.

Each of the undersigned hereby relinquishes all rights of power, 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: 9-2-05 Kathleen E Shannon
Kathleen E. Shannon (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA
COUNTY OF Muscatine

This instrument was acknowledged before me on _____
(Grantor)

by Kathleen E. Shannon, a single person

(Grantor)

Jodi McGaffey, Notary Public
(This form of acknowledgment for individual grantor(s) only)

JODI MCGAFFEY
Commission Number 720510
My Commission Expires 8-25-06

(Grantor)

EXHIBIT "A"

The Northeast Quarter (NE1/4) and the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), of Section Thirty-six (36), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P., Madison County, Iowa, (EXCEPT THAT PORTION "OF THE" BELOW DESCRIBED EXCEPTED TRACT NO. 5 WHICH LIES WITHIN THIS REAL ESTATE.)

and

The Northwest Quarter (NW1/4) and the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-five (25) West of the 5th P.M., Warren County, Iowa, EXCEPT the following tracts:

1. EXCEPTED TRACT NO. 1 All that property lying East of U.S. Interstate Highway No. 35 and South of Iowa Highway No. 207 in the East Half of the Northwest Quarter (E1/2NW1/4) of said Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-five (25) West of the 5th P.M.;
2. EXCEPTED TRACT NO. 2 That land conveyed to the State of Iowa by Deed recorded in Deed Book 130 at Pages 27-28 of the Records in the Warren County Recorder's Office;
3. EXCEPTED TRACT NO. 3 The East Twenty-five (25) feet of that part of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of said Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-five (25) West of the 5th P.M., Warren County, Iowa, lying Westerly of the Western right-of-way line of U.S. Interstate Highway No. 35, (this Twenty-five (25) foot wide tract in its Easterly-Westerly dimension lies adjacent to and immediately Westerly of the Western right-of-way line of U.S. Interstate Highway No. 35);
4. EXCEPTED TRACT NO. 4 A tract bounded by a line described as commencing at the Northwest corner of Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-five (25) West of the 5th P.M., Warren County, Iowa; thence North Ninety Degrees Zero Minutes East (N90°00'E) Seven Hundred Seventy-three (773.0) feet along the North line of the Northwest Quarter of said Section Thirty-one (31); thence South Zero Degrees Zero Minutes East (S0°00'E) Thirty-three (33) feet to the point of beginning; thence continuing South Zero Degrees Zero Minutes East (S0°00'E) Thirty-three (33) feet to the point of beginning; thence continuing South Zero Degrees Zero Minutes East (S0°00'E) Three Hundred Eighty (380.0) feet; thence South Ninety Degrees Zero Minutes East (S90°00'E) and parallel to the North line of said Northwest Quarter (NW1/4) Three Hundred Ninety-five and Five Hundredths (395.05) feet to

the Westerly right-of-way line of U.S. Interstate Highway 35; thence North Seventeen Degrees Twenty-five Minutes West (N17°25'W) Three Hundred Sixty-seven and Twenty-five Hundredths (367.25) feet along the present Westerly right-of-way line of said Interstate Highway No. 35, to a point which is Sixty (60) feet South and at right angles to Station 96 plus 05 on Iowa Highway No. 207 as now established; thence South Eighty Nine Degrees Fifty-three Minutes West (S89°53'W) and parallel to the Center line of said Iowa Highway No. 207. Two Hundred Five (205.0) feet; thence North Zero Degrees Seven Minutes West (N0°07'W) Twenty-nine and Eight Hundredths (29.8) feet to a point which is Thirty-three (33) feet South of the North line of said Northwest Quarter (NW1/4); thence North Ninety Degrees Zero Minutes West (N90°00'W) parallel to Thirty-three (33) feet South of the North line of said Northwest Quarter (NW1/4). Eighty (80) feet to the point of beginning, EXCEPT a Twenty-five (25) foot wide strip of land lying adjacent to and parallel to the East line of the above described tract of land, said Twenty-five (25) foot wide strip of land lies West of said East line, and said East line being the West line of said U.S. Interstate Highway 35; (less the below described excepted tract No. 5)

5. EXCEPTED TRACT NO. 5 This is an irregular shaped tract of land located in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Thirty-six (36), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and in the Northwest fractional Quarter of Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-five (25) West of the 5th P.M., Warren County, Iowa, described as follows:

Beginning at the Northwest corner of the Northwest fractional Quarter of Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-five (25) West of the 5th P.M., Warren County, Iowa, said point also being the Northeast corner of Section Thirty-six (36), Township Seventy-four (74) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa; thence North Ninety Degrees Zero Minutes Zero Seconds East (N90°00'00"E) along the North line of the Northwest fractional Quarter of said Section Thirty-one (31), Seven Hundred Seventy-three (773) feet; thence South Zero Degrees Zero Minutes Zero Seconds East (S00°00'00"E) Four Hundred Thirteen (413) feet; thence North Ninety Degrees Zero Minutes Zero Seconds East (N90°00'00"E) along a line parallel with and Four Hundred Thirteen (413) feet South of the North line of the Northwest fractional Quarter of said Section Thirty-one (31). Three Hundred Sixty-eight and Eight-five Hundredths (368.85) feet; thence South Seventeen Degrees Twenty-five Minutes Zero Seconds East (S17°25'00"E) along a line parallel to and Twenty-five (25) feet West of the Westerly right-of-way line of U.S. Interstate Highway 35 as it is presently established, Two Hundred Thirty-one and Sixteen Hundredths (231.16) feet;

thence South Two Degrees Thirty-seven Minutes Eighteen Seconds East (S02°37'18"E) along the line parallel with and Twenty-five (25) feet West of the Westerly right-of-way line of said U.S. Interstate Highway 35, Three Hundred Fourteen (314) feet; thence South Zero Degrees Ten Minutes Zero Seconds West (S0°10'00"W) along a line parallel with and Twenty-five (25) feet West of the Westerly right-of-way line of said U.S. Interstate Highway 35, Six Hundred Fifty-six (656) feet; thence North Ninety Degrees Zero Minutes Zero Seconds West (N90°00'00"W) along a line parallel with One Thousand Six Hundred Three and Twenty-six Hundredths (1603.26) feet South of the North line of the Northwest fractional Quarter of said Section Thirty-one (31), Four Hundred and Eighty-one Hundredths (400.81) feet; thence North Zero Degrees Forty-two Minutes Thirty-three Seconds West (N00°42'33"W), Nine Hundred Three and Thirty-two Hundredths (903.32) feet; thence South Ninety Degrees Zero Minutes Zero Seconds West (S90°00'00"W) along a line parallel with and Seven Hundred (700) feet South of the North line of the Northwest fractional Quarter of said Section Thirty-one (31), Eight Hundred Eleven and Fifty Hundredths (811.50) feet, more or less, to the East line of Madison County, Iowa; thence continuing South Ninety Degrees Zero Minutes Zero Seconds West (S90°00'00"W) Seven Hundred Eighty (780) feet; thence North Zero Degrees Zero Minutes Zero Seconds East (N00°00'00"E) Six Hundred Thirty-three and Ninety-three Hundredths (633.93) feet to the North line of the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of said Section Thirty-six (36); thence North Eighty-five Degrees Nine Minutes Thirty Seconds East (N85°09'30"E) along the North line of the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of said Section Thirty-six (36), Seven Hundred Eighty-two and Eighty Hundredths (782.80) feet to the point of beginning. (Said tract being subject to and together with any and all easements of record, including a Thirty-three (33) foot wide public road way easement on the North side thereof. Said tract of land contains Thirty-five and Fifty Hundredths (35.50) acres, more or less.)