

NOV 22 2005
Jan Utsler
Debby Corkren

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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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

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

Preparer Information: (Name, address and phone number)

Julie A. Forsyth, 113 North John Wayne Drive, Winterset, IA 50273, Phone: (515) 462-1666

Taxpayer Information: (Name and complete address)

Russell W. Utsler
2189 Peru Road
Peru, Iowa 50222

Return Document To: (Name and complete address)

✓ Forsyth Law Office
P.O. Box 346
Winterset, IA 50273

Grantors:

Blaine Lowden
Deanne Harvey-Lowden

Grantees:

Russell Wayne Utsler

Legal description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of 1.00
Dollar(s) and other valuable consideration,
Blaine Lowden and Deanne Harvey-Lowden, husband and wife

do hereby Quit Claim to
Russell Wayne Utsler, Single

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

Parcel "A", located in the Northeast Fractional Quarter of the Northeast Quarter of Section 1, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of Section 1, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 0 degrees 37' 43" West 332.21 feet along the East line of the Northeast Quarter of said Section 1; thence South 89 degrees 28' 47" West, 338.54 feet along an existing fenceline; thence South 46 degrees 23' 20" West, 24.54 feet along said fenceline; thence South 88 degrees 46' 39" West, 253.85 feet along said fenceline, thence North 0 degrees 05' 19" East, 358.87 feet to a point on the North line of the Northeast Quarter of said Section 1; thence South 89 degrees 52' 55" East, 613.19 feet along the Northline of the Northeast Quarter of said Section 1 to the Point of Beginning. Said Parcel contains 4.822 acres, including 0.909 acres of County road right - of - way.

This deed is given in lieu and substitution of a quit claim deed dated April 12, 2004 and filed of record April 15, 2004, in the Office of the Madison County Recorder in Book 2004, Page 1635; therefore, this deed is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

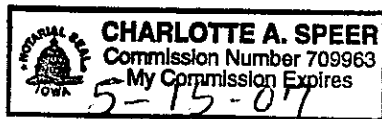
Each of the undersigned hereby relinquishes all rights of power, homestead and distributive share in and to the real estate.

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: Nov 22, 2005

Blaine Lowden (Grantor)

Deanne Harvey-Lowden (Grantor)



STATE OF IOWA
COUNTY OF MADISON

This instrument was acknowledged before me on _____ (Grantor)

by Blaine Lowden and Deanne Harvey-Lowden, husband and wife (Grantor)

_____, Notary Public (Grantor)

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