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DEC 2005
Jan Welch
Debby Cookman

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)

Lawrence P. Van Werden, 200 West Jefferson Street, Osceola, IA 50213-0199, Phone: (641) 342-2157

Taxpayer Information: (Name and complete address)

C. Duane and Veronica J. Woods
355 - 1st Street
Truro, Iowa 50257

Return Document To: (Name and complete address)

Reynoldson Law Firm
P.O. Box 199
Osceola, Iowa 50213-0199

Grantors:

Charles D. Woods
Veronica J. Woods

Grantees:

C. Duane Woods
Veronica J. Woods

Legal description: See Page 3 & 4

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of Estate Planning Objectives
Dollar(s) and other valuable consideration,
Charles D. Woods a/k/a C. Duane Woods a/k/a Charles Duane Woods and Veronica J. Woods
a/k/a Veronica Jane 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:

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

NO TRANSFER TAX
EXEMPT PURSUANT TO §428A.2(11), CODE OF IOWA (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: May 20, 2005

Charles D. Woods
Charles D. Woods (Grantor)
Veronica J. Woods
Veronica J. Woods (Grantor)

STATE OF IOWA
COUNTY OF CLARKE (Grantor)

This instrument was acknowledged before me on
November 30 2005 (Grantor)

by Charles D. Woods and Veronica J. Woods,
husband and wife (Grantor)

L.P. Van Werden
_____, Notary Public
(This form of acknowledgment for individual grantor(s) only)

L. P. VAN WERDEN
Commission Number 401297
My Commission Expires
January 8, 2008
(Grantor)
(Grantor)

EXHIBIT "A"

DESCRIPTION - PARCEL C

That part of the Northeast Quarter of Section 16, Township 74 North, Range 26 West of the Fifth Principal Meridian, Madison County, Truro, Iowa, described as follows:

Beginning at the northeast corner of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of said Section 16;
thence on an assumed bearing of South 86 degrees 10 minutes 03 seconds West along the north line of said Southwest Quarter of the Southeast Quarter of the Northeast Quarter a distance of 649.85 feet to the northwest corner of said Southwest Quarter of the Southeast Quarter of the Northeast Quarter;
thence South 86 degrees 22 minutes 35 seconds West along the north line of the south one half of the Southwest Quarter of the Northeast Quarter of said Section 16 a distance of 323.96 feet;
thence South 00 degrees 07 minutes 24 seconds East along the east line of the west 480.00 feet of said south one half a distance of 211.33 feet to the northerly line of Madison County Highway G 88;
thence southeasterly 1291.34 feet along said northerly line and a nontangential curve, concave northeasterly, said curve has a radius of 2242.00 feet, a central angle of 33 degrees 00 minutes 04 seconds, a chord 1273.56 feet in length bearing South 78 degrees 54 minutes 08 seconds East;
thence South 86 degrees 35 minutes 50 seconds East along said northerly line 232.93 feet to the east line of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of said Section 16;
thence North 00 degrees 13 minutes 32 seconds East along said east line and the west line of H and K Subdivision, Truro, Iowa, a distance of 531.95 feet to the northeast corner of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of said Section 16 and the point of beginning.

Said tract contains 16.18 acres and is subject to a City of Truro, Iowa, Street Easement over the northerly 0.57 acres thereof.

AREA BY 1/4 1/4 SECTION

SE 1/4, NE 1/4 = 8.46 Ac. (R.O.W. = 0.27 Ac.)

SW 1/4, NE 1/4 = 7.70 Ac. (R.O.W. = 0.30 Ac.)

NOTE: SAID PARCEL C PREVIOUSLY DESCRIBED BY WARRANTY DEED, RECORDED IN BK. 106, P. 351, MADISON COUNTY, IOWA, RECORDER'S OFFICE.

DESCRIPTION PARCEL - D

That part of the west 480 feet of the south one half of the Southwest Quarter of the Northeast Quarter of Section 16, Township 74 North, Range 26 West of the Fifth Principal Meridian, Madison County, Truro, Iowa, described as follows:

Commencing at the northwest corner of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of said Section 16;
thence on an assumed bearing of North 86 degrees 22 minutes 35 seconds East along the north line of said Southwest Quarter of the Southwest Quarter of the Northeast Quarter a distance of 194.48 feet to the point of beginning;
thence North 86 degrees 22 minutes 35 seconds East along said north line 286.41 feet to the east line of the west 480.00 feet of said Southwest Quarter of the Southwest Quarter of the Northeast Quarter;
thence South 00 degrees 07 minutes 24 seconds East along said east line 211.33 feet to the northerly line of Madison County Highway G 88;
thence northwesterly 345.74 feet along said northerly line and a nontangential curve, concave northeasterly, said curve has a radius of 2242.00 feet, a central angle of 03 degrees 50 minutes 08 seconds, a chord 343.40 feet in length bearing North 55 degrees 59 minutes 02 seconds West to the point of beginning.

Said tract contains 0.73 acres and is subject to a City of Truro, Iowa, Street Easement over the northerly 0.05 acres thereof.

TRACT

The West Thirteen (13) Acres of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$), (EXCEPT a tract commencing at the Northeast Corner thereof, and running thence South Seventy (70) feet, thence West One Hundred Thirty-two (132) feet, thence North Seventy (70) feet, thence East One Hundred Thirty-two (132) feet to the place of beginning), all in Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

(Subject to the installment sale of a portion thereof as described in the Real Estate Contract recorded September 17, 1999, in Book 63 at Page 427 of the records in the Madison County Recorder's Office.)