

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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

This instrument prepared by:  
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Return to:  
FIRST REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

(SAS) Phone # (515) 453-4681

Mail tax statements to:  
TIMOTHY CARMODY, 14162 WILLOW DR., CLIVE, IOWA 50325,

File #150606129

## QUIT CLAIM DEED

Legal: **SEE ATTACHED LEGAL DESCRIPTION ON PAGE 2**

Address: 1267 WARREN AVE CUMMING, IOWA

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, WALTER L. OSWALT, a **single person**, does hereby Quit Claim unto MADISON LEE PROPERTIES, L.L.C., all right, title, interest, estate, claim, and demand in and to the above-described real estate.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

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.

STATE OF IOWA )  
COUNTY OF Polk, ) SS:

Dated: AUGUST 8, 2006

On this 8 day of August,  
2006, before me the undersigned, a Notary Public  
in and for said State, personally appeared **WALTER  
L. OSWALT**, a single person, to me known to be the  
identical person named in and who executed the  
foregoing instrument and acknowledged the person  
executed the same as that person's voluntary act and  
deed.

Walter L. Oswalt  
WALTER L. OSWALT

Jacqueline Blunt  
JACQUELINE BLUNT  
Notary Seal - IOWA  
Notary Public in and for said State  
My Commission Expires 12/21/07

The North Fractional Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) and the Southeast Fractional Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Thirteen (13) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "C" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), containing 4.989 acres, as shown in Plat of Survey filed in Book 2002, Page 6062 on December 13, 2002, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "D" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), containing 4.989 acres, as shown in Plat of Survey filed in Book 2002, Page 6078 on December 13, 2002, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "E" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), containing 7.672 acres, as shown in Plat of Survey filed in Book 2002, Page 6079 on December 13, 2002, in the Office of the Recorder of Madison County, Iowa,

