

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER   
RECORDED   
COMPARED

©THE IOWA STATE BAR ASSOCIATION Official Form No. 106 - January 2006	Jay E. Howe ISBA # 2491	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return Document to: <u>Ginger K. Capps, P.O. Box 182, Winterset, IA 50273</u>		
Preparer Information: <u>Jay E. Howe, P.O. Box 86, Greenfield, IA 50849, Phone: (641) 743-6128</u>		
Address Tax Statement: <u>Ginger K. Capps, P.O. Box 182, Winterset, IA 50273</u>		
<b>QUIT CLAIM DEED</b>		
For the consideration of <u>ONE (\$1.00 0VC)</u> Dollar(s) and other valuable consideration, <u>ROSE M. DEO TRUST, Rose M. Deo, Trustee,</u>		
do hereby Quit Claim to <u>GINGER K. CAPPS</u>		
all our right, title, interest, estate, claim and demand in the following described real estate in <u>Madison</u> County, Iowa:		
Parcel "B" Being a part of Block 10 and Block 15 including streets and alleys, in the Town of Webster, being a part of the Northeast 1/4 of Section 6, Township 75 North, Range 29 West of the 5th P.M., and being described as follows: Commencing at the Northwest corner of said Northeast 1/4; thence S 89°26'42" E a distance of 396.54'; thence S 00°27'35" W a distance of 862.65' to the Point of Beginning; thence N 00°27'35" E a distance of 500.25'; thence S 89°22'38" W a distance of 259.19'; thence S 00°27'35" W a distance of 508.29'; thence N 87°36'07" E a distance of 259.47'; to the point of beginning, having an area of 3.00 acres.		
EASEMENT: Grantor retains an east-west roadway for ingress and egress to property east of aforedescribed tract, for purpose of moving vehicles and machinery to and from agricultural land. Said easement commences at a point 240' northerly of southwest corner of said tract on its west boundary line, thence east to east boundary line of said tract, thence northerly 20' along east boundary of said tract, thence west to west boundary of said tract to a point 260' north of southwest corner of said tract and on its west boundary, thence southerly along the west boundary to point of beginning.		
CONSIDERATION LESS THAN \$500.00; NO DEED TRANSFER STAMP REQUIRED. DECLARATION EXEMPTION NO. 20 APPLIES.		
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: <u>September 1, 2006</u>		
<u>Rose M. Deo</u> ROSE M. DEO, Trustee (Grantor)		(Grantor)
		(Grantor)
STATE OF <u>IOWA</u> COUNTY OF <u>ADAIR</u>		
This instrument was acknowledged before me on <u>September 1, 2006</u> by <u>Rose M. Deo, acting as trustee of the Rose M. Deo Trust,</u>		
(This form of acknowledgment for individual grantor(s) only)		Notary Public

JAY E. HOWE  
COMMISSION # 010739  
MY COMMISSION EXPIRES  
03-24-08

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