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LISA SMITH, COUNTY RECORDER  
MADISON IOWA

CHEK



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

**Preparer Information:** (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273 (515) 462-4912

**Taxpayer Information:** (Name and complete address)

Lance Vrana  
275 Bechtold Drive  
Hallsville, Texas 75650

✓ **Return Document To:** (Name and complete address)

John E. Casper  
P.O. Box 67  
Winterset, Iowa 50273

**Grantors:**

Daniel W. Strable  
Regena Strable

**Grantees:**

Lance Vrana

**Legal description:** Sec Page 2

**Document or instrument number of previously recorded documents:**



### QUIT CLAIM DEED

For the consideration of Forty One Thousand and 00/100ths-----(\$41,000.00)  
Dollar(s) and other valuable consideration,  
DANIEL W. STRABLE and REGENA STRABLE, Husband and Wife,

do hereby Quit Claim to  
LANCE VRANA,

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

The North Half (N½) of the Southwest Fractional Quarter (SW Fr ¼) and the Southeast Quarter (SE¼), and all of the South Half (S½) of the Northwest Fractional Quarter (NW Fr ¼) lying South of a line described as follows: Commencing at the Southeast (SE) corner of the North Half (N½) of the Northwest Fractional Quarter (NW Fr ¼), thence South 00°17'59" East, 201.47 feet to the centerline of the County road, and the Point of Beginning of said line; thence along said centerline, South 79°29'34" West, 235.54 feet; thence Westerly 296.70 feet along a 571.20 foot radius curve, concave Northerly, having a central angle of 29°45'42" and a long chord bearing North 85°37'35" West, 293.38 feet; thence departing said centerline, South 40°48'47" West, 89.62 feet; thence South 14°30'54" West, 86.51 feet; thence South 65°35'21" West, 447.80 feet; thence South 69°26'05" West, 81.45 feet to the Westline of said Northwest Fractional Quarter (NW Fr ¼), all in Section Six (6), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as per Plat of Survey recorded in Book 2, Page 333 in the Office of the Madison County, Iowa Recorder EXCEPT That part of the Northwest Quarter of Section 6, Township 74 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 6; thence on an assumed bearing of South 00 degrees 37 minutes 58 seconds East along the east line of said Southeast Quarter of the Northwest Quarter 202.77 feet to the centerline of a Madison County Highway and the point of beginning; thence South 79 degrees 29 minutes 34 seconds West along said centerline 235.59 feet; thence westerly along said centerline and along a tangential curve concave to the north, radius 571.20 feet, central angle 21 degrees 43 minutes 30 second, 216.58 feet, chord bearing North 89 degrees 38 minutes 41 second West; thence South 25 degrees 36 minutes 06 second East 40.61 feet to the south line of a Madison County Highway; thence South 00 degrees 00 minutes 00 seconds East 961.90 feet; thence North 90 degrees 00 minutes 00 seconds East 440.87 feet to the east line of said Southeast Quarter of the Northwest Quarter; thence North 00 degrees 37 minutes 58 seconds West along said east line 1040.21 feet to the centerline of a Madison County Highway and the point of beginning. Said tract contains 10.00 acres and is subject to a Madison County Highway Easement over the northerly 0.37 acres thereof.

The Grantor assigns the Grantee all right, title and interest in and to a real estate sales contract which is undated and filed for record on December 8, 1992 in the Madison County Recorder's Office in Deed Record Book 131 at Page 5, except as to the Deed tendered in partial fulfillment of this Contract filed on May 28, 1997 in the Madison County Recorder's Office in Deed Record Book 137 at Page 567. The Grantee hereby assumes this real estate contract; agrees to pay any and all remaining balances due under this Contract; and, agrees to hold the Grantor harmless from all further responsibility or liability on this Contract.

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: October 2, 2007

Daniel W. Strable  
Daniel W. Strable (Grantor)

Regena J. Strable  
Regena Strable (Grantor)

STATE OF IOWA  
COUNTY OF MADISON

This instrument was acknowledged before me on  
October 1, 2007  
by Daniel W. Strable

Carla J. Vasey  
Notary Public

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

**Acknowledgments for Individuals**

STATE OF IOWA, COUNTY OF WARREN

This instrument was acknowledged before me on October 2, 2007, by  
Regena Strable



Ronda Montgomery  
746860, Notary Public  
10-2-07

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_, Notary Public

**Acknowledgments for Corporation or Other Entity**

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_, Notary Public