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FILED NO. **159**
BOOK 136 PAGE 487
96 JUL 16 PM 4:02
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Lewis H. Jordan P.O. Box 230 Winterset 515/462-3731
Individual's Name Street Address City Phone



QUIT CLAIM DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE----- (\$1.00)-----
Dollar(s) and other valuable consideration,

Fizze S. Nelson, Single

do hereby Quit Claim to

Noel R. Nelson

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

See Description Attached

(Consideration less than \$500.00)

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. Fizze S. Nelson 7/8/96

Dated: May 31, 1996 Fizze S. Nelson M.D. 6/30/96
Fizze S. Nelson (Grantor)

STATE OF MARYLAND COUNTY, Montgomery ss:

On this 8 day of June 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared

Fizze S. Nelson (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their

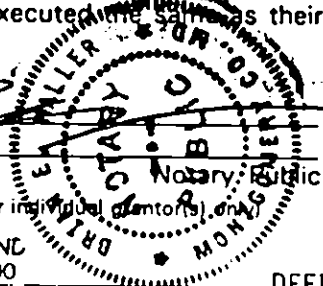
voluntary act and deed. (Grantor)

(Grantor)

(Grantor)

(Grantor)

(This form is an acknowledgment for individual grantors only.)
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 2, 2000



NELSON/NELSON QUIT CLAIM DEED DESCRIPTION

The Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), except the East 1318 feet of the North 796 feet thereof;

And, the North one-fourth (N $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the West six (6) acres of the South Half (S $\frac{1}{2}$) of the North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$);

And, the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), excepting therefrom the following-described tract of land: Commencing at the Northwest corner of said 40-acre tract, running thence East 31.3 rods, thence South 19 rods, thence in a southwesterly direction with the West side of the road to a point 8 rods East of the Southwest corner of said 40-acre tract, thence West to the Southwest corner of said 40-acre tract, thence North to the place of beginning, containing 9.57 acres, more or less;

And, the East three-fourths (E $\frac{3}{4}$) of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) excepting therefrom the following-described tract of land: Commencing at the Southwest Corner of the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), thence North 80 rods, thence East 47 rods, thence in a southwesterly direction down the center of a ravine or hollow to the place of beginning, containing 14 acres;

All located in Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

EXCEPT THE FOLLOWING-DESCRIBED TRACTS:

That part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section One (1); thence on an assumed bearing of North 00°12'55" West along the east line of said Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) 217.12 feet to the point of beginning; thence North 89°45'50" West 1484.26 feet; thence North 00°06'53" West 1095.11 feet; thence South 89°37'30" East 150.01 feet; thence South 89°33'20" East 14.32 feet; thence South 00°06'53" East 794.69 feet; thence South 89°45'50" East 1319.40 feet to the east line of said Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); thence South 00°12'55" East along said East line 300.01 feet to the point of beginning. Said tract contains 13.22 acres more or less and is subject to City of Winterset and Madison County highway easements over the northerly and easterly 0.48 acres thereof;

AND,

Lot One (1) of Nelson Acres - Plat 1 to the City of Winterset, Madison County, Iowa