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REC. S. 5 ^{CO}
AUD. S. 14 ^{DO}
R.M.F. 1 ^{CO}

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer John B. Casper, 223 East Court, Winterset, IA 50273-0067 (515) 462-4912
Individual's Name Street Address City Phone



SPACE ABOVE THIS LINE
FOR RECORDER

QUIT CLAIM DEED

For the consideration of to remove cloud on title to real estate
Dollar(s) and other valuable consideration,
Susan Ann Jennings, formerly known as Susan Jennings Sharp, single

do hereby Quit Claim to
Paul Steven Jennings

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

The South Half (1/2) of the Southwest Quarter (1/4) of Section Thirteen (13) and the North Half (1/2) of the Northwest Quarter (1/4) of Section twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 6th P.M., Madison County, Iowa, and the South 26 feet of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 6th P.M., Madison County, Iowa. Grantor further conveys the Grantee all right, title and interest in and to the following described easement: An easement for road purposes to the Grantee herein, their heirs, and assigns, over and across the following-described real estate, to-wit: The South 30 feet of all that part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 6th P.M., which lies East of the East line of the public highway running North and South through said 40 acre tract and also across the following-described tract, to-wit: Commencing at the Southwest corner of the North Half (1/2) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-eight (28), running thence N. 30 feet, thence in a Southeasterly direction to a point 30 feet East of the place of beginning, thence West to the place of beginning; all rights granted under the foregoing easements are to terminate and shall no longer exist if said right of way is not used for road purposes over a period of two (2) years and the Grantee and all subsequent owners shall construct, repair and maintain all fences required for the use of said easement.

Wherever in the chain of title to the above described real estate the names Susan Ann Jennings, Susan Jennings Sharp and Susan Ann Sharp appear, they refer to one and the same person who is Susan Ann Jennings.

The Grantor relinquishes any and all claim to the above described real estate by reason of a Court Officer Deed, dated October 16, 1992 and filed for record in the Madison County Recorder's Office on October 29, 1992 in Deed Record Book 130 at page 563. The Grantor further acknowledges receipt from the Susan Ann Jennings First Trust of all distributions to which the Grantor is entitled under this Trust.

This transfer is for actual consideration less than five hundred dollars and is exempt from transfer tax under Iowa Code Section 428A-2(21).

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: _____
STATE OF IOWA COUNTY, POLK ss: Susan Ann Jennings (Grantor)

On this 30th day of Dec 19 96, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ (Grantor)

Susan Ann Jennings _____ (Grantor)

_____ (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)

Beth Cooper _____ (Grantor)
Notary Public

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

