

REC. \$ 15.00
FEE \$ 5.00
R.M.F. \$ 1.00

2113

STATE OF IOWA }
MADISON COUNTY } ss

Filed for record the... 7... day of FEB.
A. D. 19..97..at 2:01 o'clock.. P.. M.
Recorded in book... 61... on page... 551
..MICHELLE UTSLER..... Recorder
Shirley H. Hensley Dep.

COMPUTER
RECORDED
COMPARED

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset 462-3731
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER

QUIT CLAIM DEED

For the consideration of One and No/100----- (\$1.00)
Dollar(s) and other valuable consideration,
CITY OF ST. CHARLES, IOWA

do hereby Quit Claim to
BEN HOWELL AND JANICE HOWELL

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

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: 1-13-97

STATE OF Iowa COUNTY, Madison ss:

On this 13 day of January,
19 97, before me, the undersigned, a Notary
Public in and for said State, personally appeared

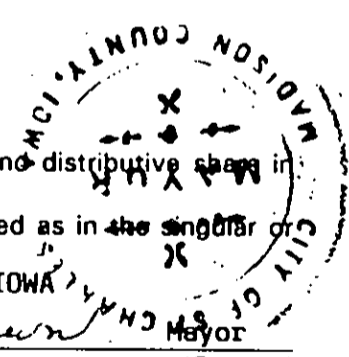
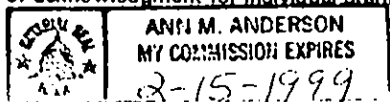
Joan Brown
Janet Lea Downs

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.

Ann M. Anderson

Notary Public

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



By Joan Brown Mayor
Joan Brown (Grantor)

By Janet Lea Downs City Clerk
Janet Lea Downs (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

That part of the former Chicago and North Western Transportation Company's railroad right of way as recorded in Book 54, Page 8, Madison County, Iowa, Recorder's Office, located in the Town of West St. Charles (Hanley), Iowa, and in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 15, Township 75 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

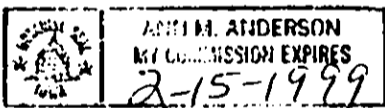
Beginning at the northwest corner of Block 3, of said Town of West St. Charles, Iowa; thence on an assumed bearing of South 26 degrees 47 minutes 14 seconds West along the westerly line of said Block 3 and the easterly line of the former Chicago and North Western Transportation Company railroad right of way a distance of 101.16 feet to the north line of the south 250 feet of the north 380 feet of said tract recorded in Book 54, Page 8; thence North 79 degrees 42 minutes 21 seconds West 312.87 feet to the westerly line of the former Chicago and North Western Transportation Company railroad right of way; thence North 26 degrees 47 minutes 14 seconds East along said westerly former railroad right of way 135.58 feet to the centerline of a Madison County, Iowa, highway; thence South 79 degrees 42 minutes 21 seconds East along said centerline 312.87 feet; thence South 26 degrees 47 minutes 14 seconds West 34.42 feet to the northwest corner of said Block 3 and the point of beginning.

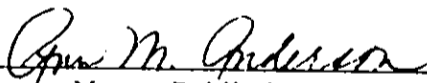
Said tract contains 0.93 acres and is subject to a Madison County Highway Easement over the northerly 0.24 acres thereof.

STATE OF IOWA :
:SS
MADISON COUNTY :

On this 13 day of January, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared Joan Brown, Mayor of the City of St. Charles, and Janet Lea Downs, City Clerk of the City of St. Charles, Iowa, a municipal corporation, which executed the foregoing instrument, and by me duly sworn, each for himself, did say that they are respectively Mayor and City Clerk of the City of St. Charles, Iowa, and the said instrument was signed by them and sealed on behalf of the City of St. Charles, Iowa, by authority of its City Council, and each of them acknowledged the execution of said instrument to be the voluntary act and deed of said City of St. Charles, Iowa, by it and by them voluntarily executed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my notarial seal the day and year last above written.





Notary Public in and for the State of Iowa