

SEARCHED ✓
RECORDED ✓
COMPARED ✓

FILED NO. **3693**

BOOK 137 PAGE 645

REG. \$ 10.00
AUD. \$ 5.00
R.M.F. \$ 1.00

97 JUN 27 AM 10: 22

MICHELLE D. ...
RECORDER
MADISON COUNTY, IOWA
IA (515) 462-1666
Phone

Preparer Information A. Zane Blessum
Individual's Name

113 N. John Wayne Winterset,
Street Address City



QUIT CLAIM DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE AND NO/100
Dollar(s) and other valuable consideration,
TODD BROWN

do hereby Quit Claim to
TODD BROWN and LORI A. BROWN, Husband and Wife, as joint tenants
with full rights of survivorship, and not as tenants in common,

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

SEE ATTACHED.

This Deed is subject to all easements and ordinances of record.

DEED EXEMPT BETWEEN HUSBAND AND WIFE.

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: 6/24/97

TODD BROWN (Grantor)

STATE OF IOWA, ss:
MADISON COUNTY,

On this 24th day of _____,
19 97, before me, the undersigned, a Notary
Public in and for said State, personally appeared
TODD BROWN

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

to be 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.

Judy Allen
Notary Public

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

LEGAL DESCRIPTION:

PARCEL "C", LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA; THENCE SOUTH 85°38'02" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, 484.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85°38'02" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, 631.51 FEET; THENCE SOUTH 1°38'33" WEST ALONG AN EXISTING FENCELINE, 196.55 FEET; THENCE SOUTH 47°38'25" EAST ALONG AN EXISTING FENCELINE, 361.24 FEET; THENCE SOUTH 37°16'56" EAST ALONG AN EXISTING FENCELINE, 337.89 FEET; THENCE NORTH 15°01'36" EAST, 434.35 FEET; THENCE NORTH 8°36'47" EAST, 341.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 6.414 ACRES, INCLUDING 0.469 ACRES OF COUNTY ROAD RIGHT-OF-WAY.