

FILED NO: 981  
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1987 DEC -2 AM 11:38

**Compared**

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00, Trans. \$5.00



**QUIT CLAIM DEED**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of NO  
Dollar(s) and other valuable consideration, CARL C. NEHRING and PATRICIA NEHRING, Husband and  
Wife,

do hereby Quit Claim to WILLARD C. FOX and LINDSAY A. FOX

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

Commencing at the Northwest corner of the Southeast Quarter (1/4) of the  
Northeast Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five  
(75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,  
thence South 304.7 feet, thence East 11 rods and 6 1/2 feet, thence North to the  
South line of Main Street in St. Charles, Iowa, extended Westward, which line  
is approximately 5 rods North of the North line of said 40-acre tract, thence  
West 11 rods and 6 1/2 feet to a point due North of the point of beginning,  
thence South to the point of beginning,

AND

The South 134.3 feet of the East 30.0 feet of the Northwest Quarter (1/4) of the  
Northeast Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five  
(75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

There is no consideration for this deed, and this deed is given only to cure a  
potential defect in the chain of title to the above-described real estate.

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 October 14, 1987

STATE OF IOWA, ss:  
MADISON COUNTY,

On this 14 day of Oct.,  
1987, before me the undersigned, a Notary  
Public in and for said State, personally appeared  
Carl C. Nehring and Patricia Nehring

Carl C. Nehring  
Carl C. Nehring (Grantor)

Patricia Nehring  
Patricia Nehring (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(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.

Jerrold B. Oliver  
Notary Public

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

