

IOWA STATE BAR ASSOCIATION  
Official Form No. 106

COMPARED

FOR THE LEGAL EFFECT OF THE USE  
OF THIS FORM, CONSULT YOUR LAWYER

Fee \$5.00  
Transfer \$5.00

FILED NO. 2215  
BOOK 56 PAGE 580  
91 MAY -2 PM 3:10

MICHELLE MITSLER  
RECORDER  
MADISON COUNTY, IOWA

IND   
REC   
PAGE



QUIT CLAIM DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One and no/100 (\$1.00) - - - - -  
Dollar(s) and other valuable consideration, Lanny's Auto Company

do hereby Quit Claim to Larry Huff

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

A parcel of land located in the East Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th Principal Meridian, City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the North line of the Northeast Quarter (1/4) of said Section Thirty-six (36), North 90°00'00" West, 659.53 feet; thence South 00°20'55" East, 115.94 feet to the point of beginning; thence continuing South 00°20'55" East, 211.35 feet; thence South 90°00'00" East, 14.01 feet; thence North 00°02'47" West, 210.50 feet; thence along the South Highway Right of Way line, North 86°47'11" West, 15.15 feet to the point of beginning. Said parcel of land contains 0.071 Acres.

The Grantor, its successors and assigns reserves and retains a perpetual access easement over and across the above described real estate hereby quit claimed as ingress and egress to adjoining lands. This easement shall be a covenant running with the land binding upon the Grantor and Grantee, their successors and assigns. Grantee agrees not to permit any act upon the easement premises inconsistent with the right of access upon and across the easement premises including access from adjoining lands to the entrance onto Highway #92. Exempt deeds of partition where the interest conveyed is without consideration.

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: May 1, 1991

LANNY'S AUTO COMPANY  
(Grantor)

STATE OF Iowa, ss:  
Madison COUNTY,

By Lanny D. Wenck  
Lanny Wenck, President (Grantor)

On this 1st day of May, 1991, before me the undersigned, a Notary Public in and for said State, personally appeared Lanny Wenck

(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)

A. Zane Berman Notary Public  
(This type of acknowledgment for individual grantor(s) only)

(Grantor)

(Grantor)

