



Document 2010 214

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



QUIT CLAIM DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #106
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273
Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Marvin Eugene Scadden, Jr. and Carol Jean Scadden, 2648 160th Street, Van Meter, Iowa 50261

✓ **Return Document To:** (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273
Phone: (515) 462-4912

Grantors:

Loline A. Voegtlin

Grantees:

Marvin Eugene Scadden, Jr.
Carol Jean Scadden

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



QUIT CLAIM DEED

For the consideration of Removal of Cloud on Title _____ Dollar(s) and other valuable consideration,
Loline A. Voegtlin, a single person,

_____ do hereby
Quit Claim to Marvin Eugene Scadden, Jr. and Carol Jean Scadden, 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:
Parcel "D" of Parcel "B" in the Northeast Quarter of the Northwest Quarter of Section 2, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the North Quarter Corner of Section 2, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa thence North 89°41'00" West 434.14 feet along the North line of the Northeast Quarter of the Northwest Quarter of said Section 2 to the North end of the line between Parcel "B" and Parcel "C" which is the Point of Beginning; thence South 00°00'00" East 964.03 feet to the South end of the line between Parcel "B" and Parcel "C"; thence North 87°44'53" West 23.09 feet along the South line of Parcel "B"; thence North 00°00'00" East 436.04 feet; thence South 79°10'49" East 23.49 feet to a point on the line between Parcel "B" and Parcel "C"; thence North 00°00'00" East 458.30 feet along the line between Parcel "B" and Parcel "C"; thence North 05°16'44" West 73.54 feet to a point on the North line of said Northeast Quarter of the Northwest Quarter; thence South 89°41'00" East 6.77 feet to the Point of Beginning containing 0.236 acres including 0.004 acres of County Road right-of-way reserving an access easement over, along, and under the following described real estate for the well located thereon, which reservation shall be a covenant running with the land binding upon the successors and assigns of the Grantor and Grantees: WELL EASEMENT: The South 20.00 feet of Parcel "D" of "B" is subject to a permanent easement allowing the owner of Parcel "B" to access and maintain a well located approximately 10 feet North of the South line of said Parcel.

THIS INSTRUMENT is without actual consideration 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: January 28, 2010

Loline A. Voegtlin
Loline A. Voegtlin (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on January 28, 2010, by Loline A. Voegtlin.



Carla J Vasey
Notary Public