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LISA SMITH, COUNTY RECORDER
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION
Official Form No 106 - May 2006

DIANE L. DORNBURG

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

Return To: 608 West Clanton, St. Charles IA 50240

Preparer: Diane L. Dornburg, 400 Homestead Building, 303 Locust Street, Des Moines, IA 50309, (515) 282-6803

Taxpayer: 608 West Clanton, St. Charles IA 50240 Sean Michael Patrick Kennedy



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration,
LEANN LANETTE KENNEDY, SINGLE

do hereby
Quit Claim to SEAN MICHAEL PATRICK KENNEDY, SINGLE

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

SEE Exhibit A attached.
No revenue stamps required - exception section 428A.2(16) -- transfer of property or the transfer of an interest in property
when the deed is executed between former spouses pursuant to a decree of dissolution of marriage (No. CDDM005814,

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: 4-8-2009

Leann Lanette Kennedy
LEANN LANETTE KENNEDY (Grantor)

(Grantor) (Grantor)

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on April 8, 2009 by Leann Kennedy

[Signature]
Notary Public

KARI A. KRUMAL
Commission Number 725814
My Commission Expires
JUL 3, 2010

(THIS FORM OF ACKNOWLEDGMENT FOR INDIVIDUAL GRANTOR(S) ONLY)

Exhibit A

Parcel "J" being a part of the former right-of-way of the Chicago, Burlington and Quincy Railroad Company, located in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa more precisely described as follows: Beginning at the Southwest Corner of Lot 12, Kephart's Addition to St. Charles, Iowa, Plat No. 1; thence North 90°00'00" West 66.45 feet along the North line of Clanton Street extended to the Westerly right-of-way line of the former Chicago, Burlington and Quincy Railroad Company; thence Southwesterly along a 767.30 feet radius curve concave Southwesterly 296.69 feet with a 294.95 feet chord bearing South 27°34'06" West; thence Southwesterly along a 1502.84 feet radius curve concave Southeasterly 136.45 feet with a 136.42 feet chord bearing South 11°33'38" West; thence South 89°57'12" East 50.91 feet to the Easterly right-of-way of the former Chicago, Burlington and Quincy Railroad Company which is also the Westerly line of Kephart's Addition to St. Charles, Iowa Plat No. 2; thence Northeasterly 124.12 feet along a 1452.84 feet radius curve concave Southeasterly with a 124.08 feet chord bearing North 11°37'05" East; thence Northeasterly 316.77 feet along a 717.30 feet radius curve concave Southeasterly with a 314.20 feet chord bearing North 29°26'43" East to the Point of Beginning. Said Parcel "J" contains 0.504 acres,

Parcel "K" in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa, more precisely described as follows: Commencing at the Northwest Corner of the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa, thence South 00°11'43" East 452.40 feet along the West line of said Southeast Quarter of the Northeast Quarter to the Point of Beginning; thence South 89°59'21" East 203.73 feet to the Westerly line of the former Chicago, Burlington and Quincy Railroad Company; thence Southwesterly along a 767.30 feet radius curve concave Southeasterly 324.60 feet with a 322.18 feet chord bearing South 28°43'30" West; thence Southwesterly along a 1502.84 feet radius curve concave Southeasterly 136.45 feet with a 136.42 feet chord bearing South 11°33'38" West; thence Southwesterly along a 1502.84 feet radius curve concave Southeasterly 129.62 feet with a 129.59 feet chord bearing South 08°44'34" West to the West line of said Southeast Quarter of the Northeast Quarter; thence North 00°11'43" West 544.30 feet to the Point of Beginning. Said Parcel "K" contains 0.860 acres,

Parcel "U" containing 1.526 acres, located in the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, as shown in Plat of Survey filed in Book 2006, Page 1266 on March 31, 2006, in the Office of the Recorder of Madison County, Iowa.

Parcel "X" that part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa, described as follows. Commencing at the southwest corner of said Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of North 00°21'27" West, 863.35 feet along the west line of said Southeast Quarter of

the Northeast Quarter to the northeast corner of Parcel U also being the southeast corner of Parcel T, both of which are recorded in Book 2006 Page 1266, said point also being the northwest corner of Parcel K, recorded in Book 2 Page 319 and the point of beginning; thence continuing North $00^{\circ}21'27''$ West, 74.23 feet along said west line; thence North $89^{\circ}44'55''$ East, 70.42 feet; thence South $00^{\circ}21'27''$ East, 74.23 feet to the north line of said Parcel K; thence South $89^{\circ}44'55''$ West, 70.42 feet along said north line to the point of beginning, having an area of 5,227 square feet.