



Document 2011 131

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Fee Amount: \$19.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX

ANNO

SCAN

CHEK

©THE IOWA STATE BAR ASSOCIATION Official Form No. 305 - Mar 2006	Phyllis Pearson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Phyllis Pearson, 1415 28th St., Ste. 160, West Des Moines, IA 50266, (515) 727-0986</u>		
Preparer: <u>Phyllis Pearson, 1415 28th St., Ste. 160, West Des Moines, IA 50266, (515) 727-0986</u>		
Taxpayer: <u>William D. Cotton, 3936 University Ave., Apt. 1, Des Moines, IA 50311</u>		



### QUIT CLAIM DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,  
William D. Cotton, an unmarried widower

do hereby  
Quit Claim to William D. Cotton and Janice L. Hill as Joint Tenants With Right of Survivorship and not  
as Tenants in Common all  
our right, title, interest, estate, claim and demand in the following real estate in Madison  
County, Iowa:

Legal Description attached  
Consideration less than \$500.00

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.

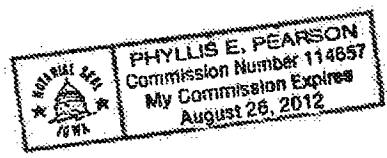
William D. Cotton (Grantor)

Dated: November 23, 2010

(Grantor)

(Grantor)  
(Grantor)

STATE OF IOWA COUNTY OF POLK  
This instrument was acknowledged before me on November 23, 2010, by William D. Cotton, an  
unmarried widower



Phyllis E. Pearson, Notary Public

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

A parcel of land, lying Northwest of the old Railroad Right-of-Way in the Northeast Quarter (NE 1/4) of Section One (1), Township Seventy-Four (74) North, Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: In a plat of a certain survey filed August 24, 1992, in Book 2 at Page 333 in the Madison County Recorder's Office set forth as follows: Beginning at the North Quarter Corner of Section One (1), Township Seventy-Four (74) North, Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa: thence along the North line of the Northeast Quarter (NE 1/4) of said Section One (1), North  $90^{\circ} 00' 00''$  East, 1,383.19 feet to the Northwesterly Railroad Right-of-Way line; thence along said Right-of-Way line, Southwesterly 333.02 feet along a 3,869.72 foot radius curve, concave southeasterly having a central angle of  $04^{\circ} 55' 51''$  and a long chord bearing South  $44^{\circ} 49' 18''$  West 332.92 feet; thence South  $42^{\circ} 21' 22''$  West 1,712.85 feet along said Right-of-Way line to the West line of said Northeast Quarter (NE1/4) of Section One (1); thence along said West line North  $00^{\circ} 12' 34''$  East, 1,501.90 feet to the point of beginning. Said parcel of land contains 23.546 Acres including 2.414 Acres of County Road Right-of-Way.