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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



QUIT CLAIM DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 106
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273 (515) 462-4912

Taxpayer Information: (Name and complete address)

Billy Wayne Rhoads, 2450 Knoll Ridge Trail, Winterset, Iowa 50273

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

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Grantors:

Linda Sue Rhoads

Grantees:

Billy Wayne Rhoads

Legal description: See Page 2

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



QUIT CLAIM DEED

For the consideration of Division of Marital Assets
Dollar(s) and other valuable consideration,
Linda Sue Rhoads, a/k/a Linda S. Rhoads, a Single Person,

do hereby Quit Claim to
Billy Wayne Rhoads, a Single Person,

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

For Legal Description see Exhibit "A" attached hereto and by this reference incorporated herein.

NOTE: This instrument is pursuant to the Decree of Dissolution of Marriage between Grantor and Grantee in the Iowa District Court for Madison County in cause of action #CDDM005949 dated the 18th day of January, 2011.

This instrument is between former spouses pursuant to a decree of dissolution of marriage and is exempt from transfer tax under Iowa Code Section 428A.2(16).

Each of the undersigned hereby relinquishes all rights of power, 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 18, 2011 Linda Sue Rhoads
Linda Sue Rhoads (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA
COUNTY OF MADISON

This instrument was acknowledged before me on
January 18, 2011
by Linda Sue Rhoads

Carla J. Vasey Notary Public
(This form of acknowledgment for individual grantor(s) only)

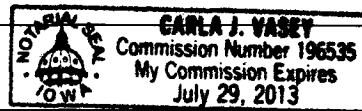


EXHIBIT "A"

The North Half of the Southwest Quarter; the Southwest Quarter of the Northwest Quarter, excepting from the West Half of said Southwest Quarter of the Northwest Quarter the Ansley Burying Ground of the One-half acre, more or less; and the West Half of the Southeast Quarter of the Northwest Quarter, all in Section 13; the Northeast Quarter of the Southeast Quarter of Section 14, and a tract of land described as follows: Commencing at a point 80 rods South of the Northeast Corner of said Section 14, and running thence West 30 rods, thence South 1° , West, 5.58 chains, thence South, $50\frac{1}{2}^{\circ}$, West, 9.91 chains, thence South 30° , West, 9.70 chains to the Southwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 14, thence East 80 rods to the Southeast Corner of said 40 acres, thence North 80 rods to the place of beginning (excepting a tract of land containing 2 acres, more or less, described as follows: Commencing at a point where the center line of the public road crosses the North line of the Southeast Quarter of the Northeast Quarter of said Section 14, and running thence West to a point 30 rods West of the Northeast Corner of said Southeast Quarter of the Northeast Quarter, thence South, 18, West, 5.58 chains, more or less, to a stone in the center of the highway, thence in a Northeasterly direction to the place of beginning; all in Township 75 North, of Range 28 West of the 5th P.M., Madison County, Iowa;

AND

All of Lot Four (4) of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT that part lying North and West of Middle River, AND EXCEPT that part included in the East 24 rods and 20 links in width of said 40 acre tract; AND that part of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twelve (12) lying South of Middle River;

AND

A tract of land commencing at a point on the West line of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, 16.81 chains South of the Northwest corner thereof, running thence East 2.40 chains, thence North $54\frac{3}{4}^{\circ}$ East, 6.90 chains, thence North 25° West, 1.90 chains to the center of Middle River, thence down the center of said river North 68° East, 8 chains, thence North 89° East, 5.17 chains to the East line of said 40 acre tract, thence South 12.10 chains to the Southeast corner thereof, thence West on the South line thereof to the Southwest corner of said 40 acre tract, thence North on the West line thereof to the place of beginning; AND all that part of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirteen (13), lying South and East of Middle River; AND a tract of land described as follows: Commencing at the Northwest corner of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirteen (13), running thence East 62 rods, thence South 26 rods and 11 feet, thence West 2 rods, thence South 26 rods and 11 feet, thence West 60 rods, thence North 53 rods and $5\frac{1}{2}$ feet to the place of beginning; AND the South Ten (10) Acres of the West Thirty (30) Acres of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirteen (13).