

REC \$
AUD \$

FILED NO. **1375**

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92 NOV 25 PM 2:28

JOAN WELCH
MADISON COUNTY AUDITOR

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

To: James and Gnetta Byrd Date: 11/25/92
St. Charles, Ia. 50240

From: Joan Welch, Madison County Auditor

RE: QUIT CLAIM DEED FROM CITY IS NOT IN COMPLIANCE

NOTICE OF REQUIREMENT TO FILE PLAT OF SURVEY

Pursuant to Section 409A.4 and 409A.13, copies of which are attached, you are hereby notified that as owners of the land or of some interest in the land hereinbefore described above, which has been divided using a metes and bounds description, you are required by the aforementioned Code sections to have a plat of survey made of the division and record same as required by Chapter 409A, Code of Iowa. Information concerning the preparation and recording of plats of survey may be obtained by consulting Chapter 409A, Code of Iowa.

You are further notified if you fail, within thirty (30) days to comply with this notice, or file with the Madison County Auditor's Office a statement of intent to comply with this notice, a surveyor shall be contracted to have a survey made and a plat of survey recorded as necessary to comply with Chapter 409A, Code of Iowa. Pursuant to Section 409A.17, Code of Iowa, the total cost of the surveying, platting and recording of a plat shall be assessed to each parcel included in the plat of survey and collected in the same manner as general taxes.

You are further notified that pursuant to Section 409A.14, you may appeal said notice to the District Court within twenty (20) days after receiving this notice.

If you have any questions regarding this notice, please contact me in my office at 462-3914.

Dated this 25 day of NOVEMBER, 1992 at Winterset, Madison County, Iowa.



Joan Welch
Madison County Auditor

Madison County Courthouse, P. O. Box 152, Winterset, Iowa 50273

REC \$ 10.00

AUD \$ 5.00

FILED NO. 818

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92 OCT -1 AM 9:49

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



QUIT CLAIM DEED

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration, CITY OF ST. CHARLES, IOWA,

do hereby Quit Claim to JAMES H. and GNETTA F. BYRD, 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:

All that part of the former Right-of-way of the Chicago, Burlington and Quincy
Railroad Company, which lies between the center line of Carpenter Street and
North to a line parallel to the North property line of Lot No. 32, Kephart's
Addition No. 2, City of St. Charles, Iowa, in the Southeast Quarter (SE $\frac{1}{4}$) of the
Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-three (23), in Township Seventy-five
(75) North, Range Twenty-six (26) West of the 5th P.M., in Madison County, Iowa,
and which lies on both sides of the center line of said Right-of-way.

The consideration for this deed is less than \$500.00, and it is therefore not
subject to the Iowa Transfer Tax.

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: _____

STATE OF Iowa _____ ss:
Madison COUNTY,

On this 31 day of August
1992, before me the undersigned, a Notary
Public in and for said State, personally appeared _____

Dale McClure
Janet Lea Downs

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.

Diane M. Daniels
Notary Public

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

City of St. Charles, Iowa
By Dale McClure
Dale McClure, Mayor (Grantor)

By Janet Lea Downs
Janet Lea Downs, City Clerk (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

