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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



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)

Roxanne Johnston, 2207 196th Court, Winterset, Iowa 50273

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273

Grantors:

Richard Welch

Ruth Welch

Grantees:

Roxanne Johnston

Legal description: See Page 2

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



QUIT CLAIM DEED

For the consideration of Voluntary Partition Dollar(s) and other valuable consideration,
Richard Welch and Ruth Welch, Husband and Wife,

do hereby
Quit Claim to Roxanne Johnston

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

The Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" in the Northeast Quarter of the Northwest Quarter of Section 34, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the North Quarter Corner of Section 34, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, thence North 89°49'42" West 204.48 feet along the North line of the Northwest Quarter of said Section 34 to the Point of Beginning: thence South 00°06'36" West 457.77 feet; thence North 89°49'42" West 308.84 feet; thence North 00°06' East 457.77 feet to a point on the North line of said Northwest Quarter; thence South 89°49'42" East 308.84 feet to the Point of Beginning containing 3.246 Acres including 0.234 of County Road right-of-way.

This conveyance is a deed of partition without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(13).

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: August 5, 2011

Richard D. Welch
Richard Welch (Grantor)

Ruth Welch
Ruth Welch (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF ARIZONA, COUNTY OF Pinal

This instrument was acknowledged before me on August 5, 2011, by Richard Welch and Ruth Welch

Rebecca A. Hall
, Notary Public

