



Document 2011 2513

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Recorded: 9/23/2011 at 10:34:25.0 AM
Rec Amt \$12.00 Aud Amt \$5.00

Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

INDX
ANNO
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CHECK

©THE IOWA STATE BAR ASSOCIATION Official Form No. 106 - May 2006	Matthew M Hurn	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Ronald Crawley, 2226 Bevington Park Road, St. Charles, IA 50240</u>		
Preparer: <u>Matthew M Hurn, 4201 Westown Pkwy #250, West Des Moines, IA 50265, (515) 283-1801</u>		
Taxpayer: <u>Ronald Crawley, 2226 Bevington Park Road, St. Charles, IA 50240</u>		
	QUIT CLAIM DEED	
1182F10		
For the consideration of <u>One (\$1.00)</u> Dollar(s) and other valuable consideration, <u>Ronald D. Crawley and Angela Victoria Crawley, husband and wife,</u>		
do hereby		
Quit Claim to <u>Ronald D. Crawley and Angela Victoria Crawley, husband and wife, and Midhet Dedic, a married man, as joint tenants with full rights of survivorship and not as tenants in common,</u> all our right, title, interest, estate, claim and demand in the following real estate in <u>Madison</u> County, Iowa:		
See attached "EXHIBIT A"		
Exemption. 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.		
 Ronald D. Crawley (Grantor)	Dated: <u>8/5/11</u> Angela Victoria Crawley (Grantor)	
(Grantor)	(Grantor)	
STATE OF <u>IOWA</u> COUNTY OF <u>Polk</u> This instrument was acknowledged before me on <u>8/5/11</u> , by <u>Ronald D. Crawley and Angela Victoria Crawley, husband and wife,</u>		
	 , Notary Public	
(This form of acknowledgment for individual grantor(s) only)		

Exhibit "A"

A parcel of land described as beginning at the west quarter corner of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, thence N.89°27'E. 1,312.5 feet along the south line of the NWFR1/4 of said Section 1; thence N.0°24'E. 1,313.9 feet along the east line of the SW1/4 of the NWFR1/4 of said Section 1; thence S.88°06'W. 1,322.8 feet to the west line of the NWFR1/4 of said Section 1; thence S.0°00' 1,304.6 feet to the point of beginning containing 39.314 Acres including 1.633 Acres of county road right of way.

Note: The west line of the NWFR1/4 of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa is assumed to bear due north and south.

EXCEPT Parcel C located in the Southwest Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter corner of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East, 348.43 feet along the West line of the Northwest Quarter of said Section 1; thence North 34°18'19" East, 693.99 feet along an existing fence line; thence North 85°45'59" East, 348.22 feet along an existing fence line; thence South 2°34'07" East, 852.58 feet to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section 1; thence South 82°58'33" West, 782.49 feet along the South line of the Southwest Quarter of said Section 1 to the Point of Beginning. Said Parcel contains 12.757 acres, including 0.488 acres of County Road right-of-way.

AND EXCEPT Parcel D located in the Southwest Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the W1/4 corner of said Section 1; thence N00°47'11"W along the West line of the NW1/4 of said Section 1, 348.43 feet to the Point of Beginning; thence N00°47'11" W along the West line of the NW1/4 of said Section 1, 935.60 feet; thence N89°12'49"E. 918.40 feet; thence S00°47'11"E. 336.83 feet; thence S89°12'49"W. 180.00 feet; thence S84°58'48"W. 348.22 feet; thence S88°31'08"W. 893.99 feet to the Point of Beginning, and containing 10.00 Acres, more or less, including 1.11 Acres of E.O.W.

All parcels subject to any and all easements and restrictions of record.