



Document 2012 609

BK: 2012 PG: 609 Type 03 002 Pages 2

Recorded: 3/1/2012 at 3:02:11.0 PM

Fee Amount: \$17.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

Return To: Ronald D. Crawley, 2226 Bevington Park Road, Saint Charles, IA 50240

Preparer: Matthew M Hurn, 4201 Westown Pkwy #250, West Des Moines, IA 50265, (515) 283-1801

Taxpayer: Ronald D. Crawley, 2226 Bevington Park Road, Saint Charles, IA 50240

1566F10

QUIT CLAIM DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Midhet Dedic and Fatima Dedic, husband and wife, do hereby Quit Claim to Ronald D. Crawley and Angela Victoria Crawley, husband and wife, 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:

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.

Dated: 2/24/12

Midhet Dedic
Midhet Dedic

Fatima Dedic
Fatima Dedic

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on 2/24/12, by Midhet Dedic and Fatima Dedic, husband and wife.



Kristin L Ballard
Notary Public

LEGAL DESCRIPTION

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.83°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.83°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 fenceline; thence North 85°45'59" East, 348.22 feet along an existing fenceline; 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 0.438 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 NW 1/4 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. 336.63 feet; thence S89°12'49"W. 180.00 feet; thence S84°58'48"W. 348.22 feet; thence S33°31'08"W. 693.99 feet to the Point of Beginning, and containing 10.00 Acres, more or less, including 1.11 Acres of R.O.W.