



Document 2012 3433

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Fee Amount: \$37.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

**TRUSTEE
QUIT CLAIM DEED**

THE IOWA STATE BAR ASSOCIATION

Official Form No. 106

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Brett T. Osborn, 974 73rd Street, Ste. 20, Windsor Heights, IA 50324, Phone: (515) 223-6000

Taxpayer Information: (name and complete address)

Danny J. Allen, 1966 175th Lane, Winterset, Iowa 50273

Return Document To: (name and complete address)

Brett T. Osborn, 974 73rd Street, Ste. 20, Windsor Heights, IA 50324, Phone: (515) 223-6000

Grantors:

Dunn Family Trust Dated June 10, 1990 and Survivor's Trust under the Philip and Patricia Barry Family Trust dated May 6, 1998

Grantees:

Danny J. Allen and Sonia B. Allen

Legal Description: Exhibit A

Document or instrument number of previously recorded documents: _____

Brett T. Osborn ISBA # AT0005956
TRUSTEE
QUIT CLAIM DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Patricia Barry, Trustee of Patricia Barry, as trustee under the Survivor's Trust under the Philip and Patricia Barry Family Trust dated May 6, 1998, by Stephen F. Breimer, her attorney in fact pursuant to a Power of Attorney recorded in the official records of the Madison County, Iowa Recorder in Book 2012, Page 3062 thereof and Stephen W. Dunn, as trustee under the Dunn Family Trust dated June 10, 1990, do hereby Quit Claim to Danny J. Allen and Sonia B. Allen, husband and wife, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:**

See Exhibit "A" attached.

This transfer is exempt pursuant to Iowa Code Section 428A.2(10).

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.

Patricia Barry by Stephen F. Breimer as her attorney in fact
Patricia Barry, as trustee under the Survivor's Trust under the Philip and Patricia Barry Family Trust dated May 6, 1998, by Stephen F. Breimer, her attorney in fact pursuant to a Power of Attorney recorded in the official records of the Madison County, Iowa Recorder in Book 2012, Page 3062

Stephen W. Dunn
Stephen W. Dunn, as trustee under the Dunn Family Trust dated June 10, 1990

CERTIFICATE OF ACKNOWLEDGMENT

State of California

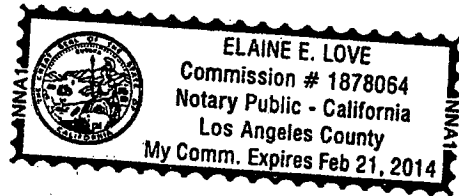
County of Los Angeles) ss.

On November 5, 2012, before me, Elaine E. Love, Notary Public, personally appeared Stephen F. Breimer who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elaine E. Love
(Seal)



CERTIFICATE OF ACKNOWLEDGMENT

State of California

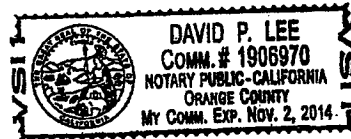
County of Orange) ss.

On November 2, 2012, before me, David P. Lee, Notary Public, personally appeared Stephen W. Dunn who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature David P. Lee
(Seal)



By Quitclaim Deed:

A. In Section 12 in Township 75N. of Range 28W of the 5th P.M.:

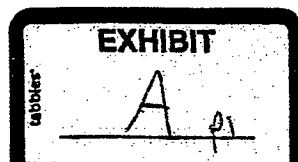
1. The N half of the NE quarter of the SE fractional quarter, also known as Lot 10 per a survey recorded on April 9, 1873 in book 3, page 306 of the Madison County Recorder's records (except that part thereof lying south and west of the Middle River).

B. In Section 7 in Township 75N. of Range 27W of the 5th P.M.:

Subject to that certain agreement entered into between J. M. Robbins and the City of Winterset which is recorded in Miscellaneous Record 19, at page 40, and subject to the conveyance for road purposes and use as a public highway of certain real estate to the State of Iowa, as more particularly described in the conveyance document therefor which is recorded in Deed Record 57, at page 562, and containing 5.6 acres, more or less:

1. All of that part of Lot 3 in the east half of the NW fractional quarter which lies south of the public highway formerly traveled across said Lot 3, and containing .229 of an acre more or less.
2. Lot 5 of the SE quarter of the NW fractional quarter, EXCEPT the following portions of said Lot 5 which comprise all or a part of the areas described in the records of the Madison County Recorder: (1) the legal parcel depicted and surveyed on that certain Property Line Retracement Survey for Albert L. Little dated 4-11-01 recorded on May 14, 2001 in book 2001, page 1940, (2) the legal parcel described in the warranty deed recorded on August 3, 2005 in book 2005, page 3651, (3) the legal parcel described in the warranty deed recorded on December 23, 2002 in book 2002, page 6253, (4) the legal parcel described in the warranty deed recorded in book 2005, page 3651, Parcel F of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2923, and (5) Parcel G of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2920, all recorded in the official records of the County Recorder of Madison, County, Iowa.
3. Lot 6 of the SE quarter of the NW fractional quarter, EXCEPT the following portions of said Lot 6 which comprise all or a part of the areas described in the records of the Madison County Recorder: (1) Parcel F of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2923 in the official records of the County Recorder of Madison, County, Iowa, and (2) Parcel G of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2920 in the official records of the County Recorder of Madison, County, Iowa.
4. Lot 1 of the NE quarter of the NW fractional quarter, EXCEPT the following portions of said Lot 1 which comprise all or a part of the following areas: (1) a tract described as follows: commencing at the NE quarter of said NE quarter of the NW fractional quarter, running thence south 330 feet, thence west 257.7 feet, thence north 50

Allen sale deed legal 10-8-12



degrees, 45 minutes west 357.7 feet, then north 27 degrees east 116.5 feet to the north line of said fractional 40 acre tract, thence east on said line 451.8 feet to the place of beginning, and (2) that portion of Lot 1 which is located within a portion of a tract described as being bounded by a line commencing at a point 627.7 feet west of the NE corner of the East half of the NW fractional quarter, running thence west 37.3 feet, thence south 33° 40' west 603.2 feet, then south 33° 32' west 294.6 feet, thence south 337.0 feet, thence south 24° 9' east 154.0 feet, thence south 33° 30' east 335.0 feet, thence south 63° 35' east 55.6 feet, thence north 75° 18' east 138.6 feet, thence north 67° 00' east 135.0 feet, thence north 23° 18' west 98.3 feet, thence east 92.48 feet, thence north 28° 00' west 700 feet, thence north 25° 0' east 230.0 feet, thence north 27° 0' east 382.0 feet, thence north 16° 44' west 189.1 feet, to the point of beginning.

5. Parcel F of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2923 in the official records of the County Recorder of Madison, County, Iowa situated in the NW fractional quarter, EXCEPT that portion thereof described as follows: commencing at the NW corner of the SE quarter of the NW fractional quarter, thence west 33 feet, thence north 00° 33' 20" east 170 feet, thence north 65° 10' 44" east 36.52 feet, thence south 00° 33' 20" west 185.09 feet to the point of beginning.
6. Parcel D of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2921 in the official records of the County Recorder of Madison, County, Iowa situated in the NW quarter of the NW fractional quarter.

