



Document 2013 458

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Fee Amount: \$22.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

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Official Form No. 105 - May 2006

Chad Learned

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Chad Learned, 812 Ashworth Road, West Des Moines, IA 50265, (515) 225-8488

Preparer: Chad Learned, 812 Ashworth Road, West Des Moines, IA 50265, (515) 225-8488

Taxpayer: Edna Lancaster, 2202 Bevington Park Road, St. Charles, IA 50240



QUIT CLAIM DEED

For the consideration of ONE Dollar(s) and other valuable consideration,
Edna P. Lancaster, a single person

do hereby

Quit Claim to Edna P. Lancaster, a single person and Thomas W. Lancaster, a single person, 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 real estate in Madison

County, Iowa:

See 1 in Addendum

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: Feb 8, 2013

Edna Pearl Lancaster

Edna P. Lancaster (Grantor)

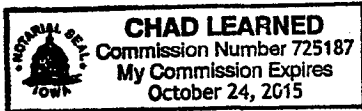
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on _____, by Edna P. Lancaster



Chad Learned

, Notary Public

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

Addendum

1. All that part of the North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section One (1), Township Seventy-Five (75) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, lying East of the public highway identified as R-35, AND approximately 12 acres situated in the Southeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-Six (76) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, lying East of the public highway identified as R-35; EXCEPT all that part of the South 30 acres of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-six (36) and of the North Half (1/2) of the Northwest Quarter (1/4) of said Section One (1), lying East of the centerline of a County Road R-35 and North of the Centerline of a County Road; AND EXCEPT Parcel "A", located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section One (1), containing 4.797 acres, as shown in Plat of Survey filed in Book 2, Page 617 on October 9, 1995, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land described as commencing at the northwest corner of said Section One (1), thence North 85°13' East along the north line of the Northwest Fractional Quarter (1/4) of said Section One (1), 543.2 feet (recorded as 536.5 feet) to the west right of way line of a county road which is the point of beginning; thence South 23°51' West along said west right-of-way line 353.8 feet; thence North 71°40' East 402.3 feet; thence North 17°39' West 221.8 feet to the north line of said Northwest Fractional Quarter (1/4); thence South 85°13' West 172.1 feet to point of beginning containing 1.384 acres .

This deed is exempt according to Iowa Code 428A.2(21).

Handwritten signature or initials