Document 2013 675

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INDX ANNO **SCAN**

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, IA 50273-0067;

Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Gilbert H. and Inez Eland Dawes, 2443 Quail Ridge Avenue, St. Charles, IA 50240

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Ronald Rustan

Grantees:

Gilbert H. Dawes Inez Eland Dawes

Legal description: See Page 2

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



QUIT CLAIM DEED

Ronald Rustan, a Single Pe		Dollar(s) and other valuable consideration,
Tronuia Trastall, a Shigle I c		do hereby
Rights of Survivorship and	ves and Inez Eland Dawes, H not as Tenants in Common, wing described real estate in	usband and Wife, as Joint Tenants with Full all our right, title, interest, estate,
See Exhibit "A" attached he	ereto and incorporated herein.	
		n order to remove a cloud on title to the ax under Iowa Code Section 428A.2(21)
to the real estate. Words and		
		Dated: January 18, 2013
Ronal Russ	an	Dated: January 18, 2013
Ronald Rustan	(Grantor)	Dated: January 18, 2013 (Grantor)
·		
	(Grantor)	(Grantor)
	(Grantor)	(Grantor) (Grantor)
Ronald Rustan STATE OF IOWA	(Grantor) (Grantor) (Grantor)	(Grantor) (Grantor) (Grantor)
Ronald Rustan STATE OF	(Grantor) (Grantor)	(Grantor) (Grantor) (Grantor)

EXHIBIT "A"

A parcel of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 1.47 acres, as shown in Plat of Survey filed in Book 1, Page 297 on September 16, 1983, in the Office of the Recorder of Madison County, Iowa; AND Parcel "B" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14), containing 14.672 acres, as shown in Plat of Survey filed in Book 2, Page 563 on May 9, 1995, in the Office of the Recorder of Madison County, Iowa; AND a parcel of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14), containing 4.214 acres, as shown in Plat of Survey filed in Book 2, Page 323 on July 28, 1992, in the Office of the Recorder of Madison County, Iowa; AND a parcel of land located in the Southwest corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14), described as follows, to-wit: Commencing at the Southwest corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14), thence North 1,182.35 feet to the centerline of a county road; thence South 3°59' East 162.60 feet; thence South 17°13' East 173.40 feet; thence South 40°46' East 162.85 feet; thence South 55°28' East 348.45 feet; thence South 33°48' East 376.20 feet; thence South 7°00' East 203.66 feet to the South line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4); thence South 88°26' West 690.35 feet to the point of beginning, containing 8,9256 acres.