



Document 2013 3844

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Recorded: 12/30/2013 at 8:38:05.0 AM

Fee Amount: \$27.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓

ANNO

SCAN

CHEK

©THE IOWA STATE BAR ASSOCIATION Official Form No. 106 - August 2013	Breanna L. Young, ATT0009059	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: Breanna L. Young, 115 E. First St., P.O. Box 370, Earlham, IA 50072, (515) 758-2267		
Preparer: Breanna L. Young, 115 E. First St., P.O. Box 370, Earlham, IA 50072, (515) 758-2267		
Taxpayer: Flinn Farms, LLC Attn: Vernon or Tonya Flinn, 3711 S. 50th St., Cumming, IA 50061		



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration,
Vernon L. Flinn and Tonya L. Flinn, husband and wife,

do hereby
Quit Claim to Flinn Farms, LLC, an Iowa limited-liability company

all our
right, title, interest, estate, claim and demand in the following real estate in: Madison County, Iowa:
See Exhibit A.

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

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: December 18, 2013

Vernon L. Flinn
Vernon L. Flinn (Grantor)

Tonya L. Flinn
Tonya L. Flinn (Grantor)

(Grantor)

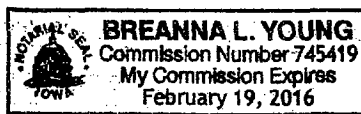
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA COUNTY OF MADISON

This record was acknowledged before me this 18th day of December, 2013, by
Vernon L. Flinn and Tonya L. Flinn



Breanna L. Young
Signature of Notary Public

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

EXHIBIT A

All that part of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ which lies N of the Railroad right-of-way and all that part of said 80 acre tract which lies S of said Railroad right-of-way and N of the public highway, all in Sec. 1, Twp. 75 N, Range 26 W of the 5th P.M., Madison County, Iowa, AND All of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Sec. 1 lying S of the Railroad and Public Highway; AND the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Sec. 1, EXCEPT a parcel of land located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Sec. 1, containing 9.8107 acres, as shown in Plat of Survey recorded in Book 1, Page 320 on January 31, 1985, in the Recorder's Office;

AND

All of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 12, N of Clanton Creek belonging to the Grantor and containing 93 acres more or less, all in Twp. 75 N, Range 26 W of the 5th P.M., AND the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Sec. 12, AND a tract of land commencing at the NE corner of said Sec. 12 and running thence W 80 rods, thence S 80 rods, thence E 25 rods, thence N 65 and 5/11 rods, thence E 55 rods, thence N 14 and 6/11 rods to the place of beginning, all in Twp. 75 N, Range 26 W of the 5th P.M.;

AND

A tract of land described as commencing at a point 14 and 6/11 rods S of the NE corner of the NE $\frac{1}{4}$ of said Sec. 12, and running thence W 55 rods, thence S 1225' more or less to the present dredged channel of Clanton Creek, thence following said channel in a Northeasterly direction to the E line of said Sec., thence N 467' more or less to the point of beginning, AND the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Sec. 12, except that part thereof lying S and W of Clanton Creek and a certain creek running in a Southwesterly to Northwesterly direction, EXCEPT Parcel "D" located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Sec. 12, containing 2.021 acres, as shown in Plat of Survey filed in Book 2009, Page 781 on March 18, 2009, in the Recorder's Office;

AND

Parcel "C" located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 12, Twp. 75 N, Range 26 W of the 5th P.M., containing 3.021 acres, as shown in Plat of Survey filed in Book 2009, Page 780 on March 18, 2009, in the Recorder's Office;

AND

The E $\frac{1}{2}$ of the SW fractional $\frac{1}{4}$ of Sec. 1, Twp. 77 N., Range 26 W. of the 5th P.M.;

AND

The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 1, Twp. 77 N., Range 26 W. of the 5th P.M.