



Document 2014 617

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Rec Amt \$17.00 Aud Amt \$10.00

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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, PO Box 67, Winterset, Iowa 50273-0067
(515) 462-4912

Taxpayer Information: (Name and complete address)

Kathryn M. and Oliver L. Russell, 2475 195th Trail, Winterset, Iowa 50273

✓ **Return Document To:** (Name and complete address)

John E. Casper, 223 E. Court, PO Box 67, Winterset, Iowa 50273-0067

Grantors:

Kathryn M. Russell
Oliver L. Russell

Grantees:

Kathryn M. Russell

Legal description: See Page 2

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



QUIT CLAIM DEED

For the consideration of Estate Planning Dollar(s) and other valuable consideration,
Kathryn M. Russell and Oliver L. Russell, Wife and Husband,


_____ do hereby
Quit Claim to Kathryn M. Russell

_____ all our right, title, interest, estate,
claim and demand in the following described real estate in MADISON County, Iowa:
For Legal Description see Exhibit "A" attached hereto and by this reference incorporated herein.

NOTE: This conveyance is for estate planing purposes without actual consideration and is exempt from transfer tax under Iowa Code Section 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: March 17, 2014



Kathryn M. Russell (Grantor)

(Grantor)



Oliver L. Russell (Grantor)

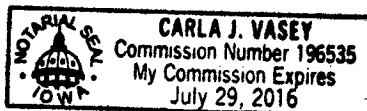
(Grantor)

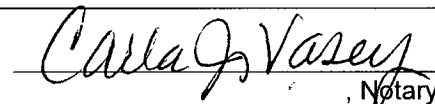
(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on March 17, 2014, by Kathryn M. Russell and Oliver L. Russell





Notary Public

EXHIBIT A

Commencing at a point 643.1 feet South of the Northeast Corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-one (21) in Township Seventy-six (76) North, Range Twenty-seven (27) west of the 5th P.M., Madison County, Iowa, thence South along the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 831.1 feet, thence South 85°15' West 135.3 feet, thence South 72°16' West 140.4 feet, thence South 79°11' West 139.1 feet, thence South 73°42' West 170 feet, thence South 59°48' West 194 feet, thence South 76°30' West 335.5 feet, thence South 75°30' West 233 feet, thence North 01°16' East 145.5 feet, thence North 60°42' East 109 feet, thence North 37°36' East 158.2 feet, thence North 00°39' West 116.7 feet, thence North 4°37' East 213 feet, thence North 28°30' East 166.8 feet, thence North 81°04' East 239.3 feet, thence North 83°41' East 362.9 feet, thence North 51°42' East 510.4 feet to the point of beginning,

AND

The North 75 feet of Lot One (1) of Helen McCall Huntoon Addition Plat One to the City of Winterset, Madison County, Iowa,

AND

An easement for construction, maintenance and reconstruction of sewer service and any other utility-type service over the East 10 feet of the remainder of Lot one (1) described above subject to a driveway easement, including the right to construct, maintain and reconstruct a driveway, over the following described property: Commencing at the Northwest corner of Lot 1, Helen McCall Huntoon Addition Plat No. 1, City of Winterset, Madison County, Iowa, thence along the West line of said Lot 1, South 00°31'00" East 52.0 feet to the Point of Beginning of a Driveway Easement; thence South 71°25'10" East 72.54 feet to the South line of the North 75 feet of said Lot 1; thence, along said South line, North 89°54'09" West 68.56 feet to the West line of said Lot 1; thence North 00°31'00" West 23.0 feet to the Point of Beginning.