



Document 2014 1420

Book 2014 Page 1420 Type 03 001 Pages 2
Date 6/16/2014 Time 10:25 AM
Rec Amt \$12.00 Aud Amt \$10.00

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION
Official Form No. 106 - August 2013

Andrew T. Schoonhoven

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

Return To: Andrew T. Schoonhoven, 69 E. Jefferson St., Winterset, IA 5073, (515) 783-1776

Preparer: Andrew T. Schoonhoven, 69 E. Jefferson St., Winterset, IA 5073, (515) 783-1776

Taxpayer: 1699 Green Valley Trail, Earlham, IA 50072



QUIT CLAIM DEED

For the consideration of 1.00 Dollar(s) and other valuable consideration,
Sharon Coleman

do hereby

Quit Claim to Garry Coleman

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

This deed is exempt according to Iowa Code 428A.2(16).

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: 6/12/14

Sharon Coleman
Sharon Coleman (Grantor)

(Grantor)

(Grantor)

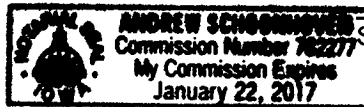
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 12th day of June, 2014, by
Andrew T. Schoonhoven



[Signature]
Signature of Notary Public

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

**Addendum
Legal Description**

PARCEL "A" A parcel of land described as commencing at the Southwest Corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Five (5), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, which is the Point of Beginning, thence North 88 degrees 53 minutes east along south line of said Section Five (5) 649.1 feet, thence North 15 degrees 40 minutes West 251.7 feet, thence North 90 degrees 00 minutes West 581.0 feet to West line of Southeast Quarter (SE 1/4) of said Section Five (5), thence South 00 degrees 00 minutes 252.0 feet to Point of Beginning containing 3.5158 Acres including 0.2025 Acres of County Road Right-of-Way, and also PARCEL "B" A parcel of land described as commencing at the Northwest Corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Eight (8), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, which is the Point of Beginning, thence South 00 degrees 00 minutes along west line of Northeast Quarter (NE 1/4) of said Section Eight (8) 91.0 feet, thence North 90 degrees 00 minutes East 678.0 feet, thence North 15 degrees 40 minutes West 107.6 feet to the North line of said Section Eight (8) thence South 88 degrees 53 minutes West along North line of said Section Eight (8) 649.1 feet to Point of Beginning containing 1.4843 Acres including 0.0731 Acres of County Road Right-of-Way; and an easement to the well located just north of the home site for water rights, the right to use said well, and ingress and egress to said well for the purpose of maintaining said well and the pumps and switches; and Seller will be under no obligation for the repair, maintenance or adequacy of the well, pipes, pumps and switches and Buyers will maintain an adequate fence around said easement.