



Document 2016 979

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Date 4/18/2016 Time 1:47:34PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$215.20

Rev Stamp# 126 DOV# 131

WINDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$135,000

**QUIT CLAIM DEED**

Recorder's Cover Sheet

*mm42528*

**Preparer Information:**

Bridget Bailey  
Goosmann Law Firm  
20 W. 6<sup>th</sup> Street, Suite 102  
P.O. Box 1163  
Spencer, IA 51301  
(712) 584-2015

**Taxpayer Information:**

Tri-State Ventures  
13312 S. 28<sup>th</sup> St.  
Bellevue, NE 68123

**Return Document To:**

Goosmann Law Firm  
20 W. 6<sup>th</sup> Street, Suite 102  
PO Box 1163  
Spencer, IA 51301

**Grantor:**

Northwest Bank, a bank incorporated under the Iowa Banking Act

**Grantee:**

Tri-State Ventures, Inc., a Nebraska corporation

**Legal Description:** See Page 2

Dated: April 11, 2016

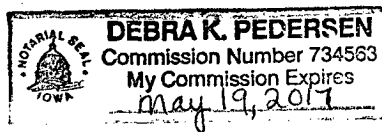
Northwest Bank,  
a bank incorporated under the  
Iowa Banking Act (Grantor)

By Brent Linn  
Brent Linn

having authority to sign this document on  
behalf of Northwest Bank

STATE OF IOWA  
COUNTY OF Woodbury, ss:

This instrument was acknowledged before me, a Notary Public, on this 11<sup>th</sup> day of  
April, 2016, by Brent Linn, the Vice President of  
Northwest Bank.



Debra K. Pedersen  
Debra K. Pedersen Notary Public

## QUIT CLAIM DEED

For the consideration of One (1.00) Dollar(s) and other valuable consideration, Northwest Bank, Grantor, a state bank incorporated under the Iowa Banking Act, does hereby Quit Claim to **Tri-State Ventures, Inc., Grantee**, a Nebraska corporation, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

A part of the South Half (S ½) of the Northeast Quarter (¼) of Section Two (2), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, lying North and West of county highway G-4-R and described as follows: Commencing at the Southwest corner of the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Two (2); thence South 89° 06' 16" West, 314.05 feet to a point on the centerline of county highway G-4-R; thence along the centerline of said highway northeasterly along a curve concave southeasterly whose radius is 1910.00 feet, whose length is 13.22 feet, and whose chord bears North 38°02'10" East, 13.22 feet to the point of beginning, thence North 51°45'55" West, 50.00 feet to a point on the Northwesterly right-of-way line of said county highway; thence North 90°00'00" West 50.00 feet; thence North 0°00'00" East 516.08 feet; thence North 90°00'00" East, 401.99 feet; thence South 0°00'00" East, 110 feet; thence South 46°36'35" East, 65.24 feet to a point being on the centerline of said county highway; thence along the centerline of said highway South 43°23'25" West, 360.78 feet; thence continuing along the centerline of said highway southwesterly along a curve concave southeasterly, whose radius is 1,910.00 feet, whose length is 171.86 feet, and whose chord bears thence South 40°48'45" West, 171.80 feet to the point of beginning and containing 3.8021 acres, more or less



Subject to restrictive covenants and easements of record, if any.

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.