

**BK: 2017 PG: 1875**  
**Recorded: 6/16/2017 at 1:24:31.0 PM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



**QUIT CLAIM DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 106  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

Michael E. and Carol J. O'Brien  
1464 Juniper Trail  
Earlham, Iowa 50072

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

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

H. Deanne Gruber

**Grantees:**

Michael E. O'Brien  
Carol J. O'Brien

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



QUIT CLAIM DEED

For the consideration of One and n/100ths (\$1.00)----- Dollar(s) and other valuable consideration, H. DEANNE GRUBER and LUKE GRUBER, wife and husband,

do hereby Quit Claim to MICHAEL E. O'BRIEN and CAROL J. O'BRIEN, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

A strip of land of varying widths, being the former main track right-of-way of the Chicago, Rock Island and Pacific Railroad Company, going through the South Half (1/2) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 27, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, containing 3.21 acres, more or less.

Monetary consideration is less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2, Code of Iowa.

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: June 14, 2017

H. Deanne Gruber (Grantor)

Luke Gruber (Grantor)

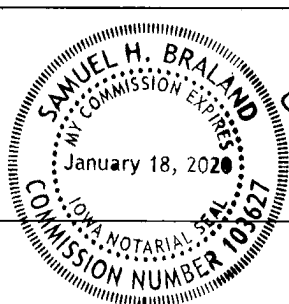
(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON This record was acknowledged before me on June 14, 2017, by H. Deanne Gruber and Luke Gruber



Signature of Notary Public