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Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

✓ Prepared by: Robi Overhue, Tri State Ventures, Inc, 1851 Madison Ave., St.300, Council Bluffs, IA 51503 712-256-4242  
Exemption: 428A.2(15)  
Address for Tax Statements: 1851 Madison Ave., Suite.300, Council Bluffs, IA 51503 712-256-4242  
Return to: Tri State Ventures, Inc, 1851 Madison Ave., Suite.300, Council Bluffs, IA 51503 712-256-4242

## QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **TRI STATE VENTURES, INC.**, a Nebraska Corporation herein called the Grantor whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration received from **TSV A, LLC**, a Kansas Limited Liability Company as Grantee, whether one person or more, has hereby remised, released, and quit claimed, and by these presents do remise, release and forever quit claim unto the Grantee and Grantee's heirs and assigns forever, all of Grantor's right, title and interest, in and to the following described real estate, to wit:

A TRACT OF LAND COMMENCING AT A POINT 231 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, AND RUNNING THENCE NORTH 132 FEET, THEN WEST 66 FEET, THENCE SOUTH 132 FEET, THENCE EAST 66 FEET TO A POINT OF BEGINNING

LOCALLY KNOWN LOCALLY AS 51 W. LANE, WINTERSET, IA 50273

Together with all and singular the hereditaments thereunto belonging. To have and to hold the above described premises unto the said Grantee and to Grantee's heirs and assigns forever so that neither the Grantor nor any person in Grantor's name and behalf shall or will hereafter claim or demand any right or title to the said premises or any part thereof, but they and every one of them shall by these presents be executed and forever barred.

DATED this 19<sup>th</sup> day of July, 2017

*Robi Overhue*  
Robi Overhue, Grantor

STATE OF IOWA                    )  
COUNTY OF POTTAWATTAMIE    )

The foregoing instrument was acknowledged before me on July 19, 2017, ROBI OVERHUE, Vice President of Tri State Ventures Inc., a Nebraska Corporation.

*Wyatt Greenwood*  
Notary Public in and for the State of Iowa



My commission expires: 3-30-19