



Document 2018 494

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

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

JEFFREY G. FLAGG, 9819 58TH STREET E., PARRISH, FL 34219 Phone: (515) 243-5244

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

HOWARD P. DOWNS, 207 DICKENS RD., NORTHFIELD, IL 60093

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

JEFFREY G. FLAGG, 9819 58TH STREET E., PARRISH, FL 34219

**Grantors:**

HOWARD P. AND SUSAN R. DOWNS

**Grantees:**

DECLARATION OF TRUST OF HOWARD P. DOWNS

**Legal Description:** See Page 3 et. seq.

JEFFREY G. FLAGG, Attorney

**QUIT CLAIM DEED**

For the consideration of 1.00 Dollar(s) and other valuable consideration, Howard P. Downs and Susan R. Downs, husband and wife do hereby Quit Claim to Howard P. Downs, trustee of Declaration of Trust of Howard P. Downs dated 12-12-2017 all of our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See legal descriptions attached hereto.

**This deed is exempt according to Iowa Code 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.

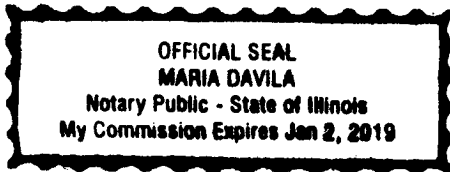
Dated: 2/01/2018

[Signature]  
Howard P. Downs

[Signature]  
Susan R. Downs

STATE OF ILLINOIS, COUNTY OF Cook

This record was acknowledged before me this 1<sup>st</sup> day of February, 2018, by Howard P. Downs and Susan R. Downs.



[Signature]  
Signature of Notary Public

## LEGAL DESCRIPTIONS

The Southwest One-fourth of the Northeast Quarter ( $SW\frac{1}{4} NE\frac{1}{4}$ ) and the South One-half of the Northwest Quarter ( $S\frac{1}{2} NW\frac{1}{4}$ ) except one-half acre in the Northwest corner thereof; all in Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa

### EXCEPT

A parcel of land located in the Southeast Quarter of the Northwest Quarter of Section 36, Township 75 North Range 26 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of the SE. 1/4 of the NW. 1/4 of Section 36, T75N, R26W of the 5th P.M., Madison County, Iowa; thence, along the West line of said SE. 1/4 of the NW. 1/4, South  $00^{\circ}00'00''$  100.00 feet to the Point of Beginning; thence, continuing along said West line, South  $00^{\circ}00'00''$  758.23 feet; thence North  $84^{\circ}43'38''$  East 357.70 feet; thence North  $00^{\circ}00'00''$  758.23 feet; thence South  $84^{\circ}43'38''$  West 357.70 feet to the Point of Beginning. Said parcel of land contains 6.200 acres, including 0.574 acres of county road right of way.

### AND

The Northwest Quarter of the Southeast Quarter ( $NW\frac{1}{4} SE\frac{1}{4}$ ) of Section 25, Township 75 North, Range 26 West of the 5th P.M., except the West 180 feet of the North 290 feet of the Northwest Quarter of the Southeast Quarter ( $NW\frac{1}{4} SE\frac{1}{4}$ ), of Section 25, Township 75 North, Range 26 West of the 5th P.M., subject to a road easement along the North side thereof and containing 1.2 acres, more or less, in Madison County, Iowa.

The Southwest Quarter of the Southeast Quarter ( $SW\frac{1}{4} SE\frac{1}{4}$ ) of Section 25, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa,

### AND

The North Half of the Southwest Quarter ( $N\frac{1}{2} SW\frac{1}{4}$ ) of Section 25, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa.

### EXCEPT

The Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-five (25), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

There are three (3) circular grain bins currently located on the above described real property. Howard P. Downs and Susan P. Downs, and their successors and assigns, hereby reserve all right to use these bins, maintain them, and reconstruct them, and an easement over existing driveways to these bins for the above purposes. The above easement rights include the right to do whatever is necessary to maintain supplies of electricity and gas to serve these bins. Steve W. Downs and Kimberley S. Downs, and their successors and assigns, shall maintain gates and roads to provide Howard P. Downs and Susan R. Downs, and their successors and assigns, with the above access.

Howard P. Downs and Susan R. Downs, and their successors and assigns, retain all right, title and interest in the three (3) grain bins and all ancillary equipment.

## LEGAL DESCRIPTIONS (CONTINUED)

the North Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ), and the North Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-six (36), except the following described tract of land, to-wit: Commencing at the Northwest Corner of said Section Thirty-six (36), thence South 330 feet, thence North 85°04' East 655.30 feet, thence North 00°25' East 330 feet, thence South 85°05' West 658.19 feet along the North line of Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty-six (36) to the point of beginning, said parcel containing 4.95 acres including 0.25 acres of county road right of way, all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

### EXCEPT

The West 600.00 feet of the North Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), EXCEPT the North 330 feet thereof, all in Section 36, Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa.

Wherever in the chain of title to the above described property the following description appears, it is intended to, and does, refer to the same property as the above described property:

The West 600.00 feet of the North Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of the Section 36, EXCEPT the following described tract of land: Commencing at the Northwest corner of said Section 36, thence South 330 feet, thence North 85 degrees 4 minutes East 655.30 feet, thence North 00 degrees 25 minutes East 330 feet, thence South 85 degrees 5 minutes West 658.19 feet along the North line of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section 36 to the point of beginning, said parcel containing 4.96 acres including 0.25 acres of county road right-of-way, all in Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa