



Document 2019 66

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Date 1/03/2019 Time 2:16:26PM

Rec Amt \$17.00 Aud Amt \$10.00

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

✓ **Return To:** Brett T. Osborn , 974 73rd Street, Suite 16, West Des Moines, IA 50265  
**Preparer:** Brett T. Osborn , 974 73rd Street, Suite 16, West Des Moines, IA 50265, (515) 223-6000  
**Taxpayer:** AFFC, Inc., 1966 175th Lane, Winterset, Iowa 50273

### QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Danny J. Allen and Sonia B. Allen, husband and wife, do hereby Quit Claim to AFFC, Inc., an Iowa Family Farm Corporation, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

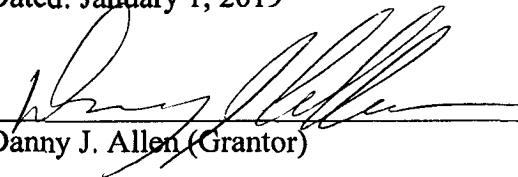
**See attached Exhibit A.**


**This transfer is exempt pursuant 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.

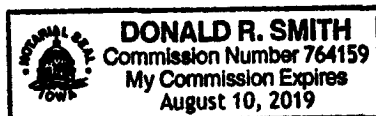
Dated: January 1, 2019

  
\_\_\_\_\_  
Danny J. Allen (Grantor)

  
\_\_\_\_\_  
Sonia B. Allen (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 1, 2019, by Danny J. Allen and Sonia B. Allen, husband and wife.



  
\_\_\_\_\_  
Signature of Notary Public

By Quitclaim Deed:

A. In Section 12 in Township 75N. of Range 28W of the 5<sup>th</sup> P.M.:

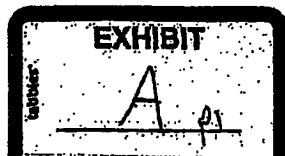
1. The N half of the NE quarter of the SE fractional quarter, also known as Lot 10 per a survey recorded on April 9, 1873 in book 3, page 306 of the Madison County Recorder's records (except that part thereof lying south and west of the Middle River).

B. In Section 7 in Township 75N. of Range 27W of the 5<sup>th</sup> P.M.:

Subject to that certain agreement entered into between J. M. Robbins and the City of Winterset which is recorded in Miscellaneous Record 19, at page 40, and subject to the conveyance for road purposes and use as a public highway of certain real estate to the State of Iowa, as more particularly described in the conveyance document therefor which is recorded in Deed Record 57, at page 562, and containing 5.6 acres, more or less:

1. All of that part of Lot 3 in the east half of the NW fractional quarter which lies south of the public highway formerly traveled across said Lot 3, and containing .229 of an acre more or less.
2. Lot 5 of the SE quarter of the NW fractional quarter, EXCEPT the following portions of said Lot 5 which comprise all or a part of the areas described in the records of the Madison County Recorder: (1) the legal parcel depicted and surveyed on that certain Property Line Retracement Survey for Albert L. Little dated 4-11-01 recorded on May 14, 2001 in book 2001, page 1940, (2) the legal parcel described in the warranty deed recorded on August 3, 2005 in book 2005, page 3651, (3) the legal parcel described in the warranty deed recorded on December 23, 2002 in book 2002, page 6253, (4) the legal parcel described in the warranty deed recorded in book 2005, page 3651, Parcel F of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2923, and (5) Parcel G of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2920, all recorded in the official records of the County Recorder of Madison, County, Iowa.
3. Lot 6 of the SE quarter of the NW fractional quarter, EXCEPT the following portions of said Lot 6 which comprise all or a part of the areas described in the records of the Madison County Recorder: (1) Parcel F of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2923 in the official records of the County Recorder of Madison, County, Iowa, and (2) Parcel G of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2920 in the official records of the County Recorder of Madison, County, Iowa.
4. Lot 1 of the NE quarter of the NW fractional quarter, EXCEPT the following portions of said Lot 1 which comprise all or a part of the following areas: (1) a tract described as follows: commencing at the NE quarter of said NE quarter of the NW fractional quarter, running thence south 330 feet, thence west 257.7 feet, thence north 50

Allen sale deed legal 10-8-12



degrees, 45 minutes west 357.7 feet, then north 27 degrees east 116.5 feet to the north line of said fractional 40 acre tract, thence east on said line 451.8 feet to the place of beginning, and (2) that portion of Lot 1 which is located within a portion of a tract described as being bounded by a line commencing at a point 627.7 feet west of the NE corner of the East half of the NW fractional quarter, running thence west 37.3 feet, thence south  $33^{\circ} 40'$  west 603.2 feet, then south  $33^{\circ} 32'$  west 294.6 feet, thence south 337.0 feet, thence south  $24^{\circ} 9'$  east 154.0 feet, thence south  $33^{\circ} 30'$  east 335.0 feet, thence south  $63^{\circ} 35'$  east 55.6 feet, thence north  $75^{\circ} 18'$  east 138.6 feet, thence north  $67^{\circ} 00'$  east 135.0 feet, thence north  $23^{\circ} 18'$  west 98.3 feet, thence east 92.48 feet, thence north  $28^{\circ} 00'$  west 700 feet, thence north  $25^{\circ} 0'$  east 230.0 feet, thence north  $27^{\circ} 0'$  east 382.0 feet, thence north  $16^{\circ} 44'$  west 189.1 feet, to the point of beginning.

5. Parcel F of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2923 in the official records of the County Recorder of Madison, County, Iowa situated in the NW fractional quarter, EXCEPT that portion thereof described as follows: commencing at the NW corner of the SE quarter of the NW fractional quarter, thence west 33 feet, thence north  $00^{\circ} 33' 20''$  east 170 feet, thence north  $65^{\circ} 10' 44''$  east 36.52 feet, thence south  $00^{\circ} 33' 20''$  west 185.09 feet to the point of beginning.
6. Parcel D of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2921 in the official records of the County Recorder of Madison, County, Iowa situated in the NW quarter of the NW fractional quarter.

