



Document 2019 1757

Book 2019 Page 1757 Type 03 002 Pages 3

Date 6/13/2019 Time 10:19:44AM

Rec Amt \$17.00 Aud Amt \$10.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

QUIT CLAIM DEED



Return to: Mark L. Smith, PO Box 230, Winterset, IA 50273 515-462-3731

Taxpayer: Larry H. Utsler and Michelle J. Utsler Family Trust, 1718 S. 4th Avenue, Winterset, IA 50273

Preparer: Mark L. Smith, PO Box 230, Winterset, IA 50273 515-462-3731

For the consideration of ---\$1.00--- Dollar(s) and other valuable consideration, Larry H. Utsler and Michelle J. Utsler, husband and wife

do hereby
Quit Claim to Larry H. Utsler and Michelle J. Utsler Family Trust dated June 12, 2019

all our right, title, interest,
estate, claim and demand in the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

See attached for legal descriptions

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: 6/12/19

Larry H. Utsler
Larry H. Utsler (Grantor)

Michelle J. Utsler
Michelle J. Utsler (Grantor)

(Grantor)

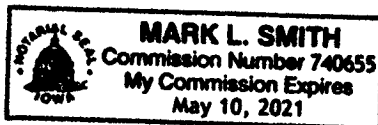
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6/12/19, by Larry H. Utsler and Michelle J. Utsler



Mark L. Smith
Signature of Notary Public

LEGAL DESCRIPTION:

Lot One (1) of Seven Oaks Subdivision, located in the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; **AND** a portion of Lot Two (2) of said Seven Oaks Subdivision, containing 1.874 Acres, as shown in Plat of Survey filed in Book 2, Page 288 on January 27, 1992 in the Office of the Recorder of Madison County, Iowa.

AND

The Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) lying east of Highway No. 169 and the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), ALL in Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, **EXCEPT** the following described parcels:

1. Commencing at the Northeast corner of the Southeast Quarter ($\frac{1}{4}$) of said Section Eighteen (18), running thence West 750 feet, thence South 125 feet, thence East 750 feet, thence North 125 feet to the point of beginning;
2. Commencing 750 feet West of the Northeast corner of the Southeast Quarter ($\frac{1}{4}$) of said Section Eighteen (18), thence West 121.6 feet

along the North line of said Quarter Section, thence South $0^{\circ}56'$ East, 206.92 feet, thence North $89^{\circ}49'$ East, 312.58 feet, thence North $00^{\circ}49'$ East, 71.30 feet, thence West 203.45 feet, thence North 125 feet to the point of beginning;

3. Parcel "C" located in the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Eighteen (18), containing 3.103 acres, as shown in Plat of Survey filed in Book 3, Page 263 on June 9, 1998, in the Office of the Recorder of Madison County, Iowa;
4. All that part of Clark Tower Subdivision located in the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Eighteen (18), as shown in Plat of Survey filed in Book 2001, Page 2798-A on July 5, 2001, in the Office of the Recorder of Madison County, Iowa;
5. Clark Tower Subdivision, Plat II, Phase I, located in the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eighteen (18), as shown in Plat of Survey filed in Book 2007, Page 973 on March 12, 2007, in the Office of the Recorder of Madison County, Iowa;
6. Clark Tower Subdivision, Plat II, Phase II, located in Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), and in the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and in the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Eighteen (18), as shown in Plat of Survey filed in Book 2008, Page 119 on January 11, 2008, in the Office of the Recorder of Madison County, Iowa.

AND

Lots One (1), Two (2), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10) of Clark Tower Subdivision, Plat II, Phase I, located in the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa.

AND

Lots Three (3), Four (4) and Five (5) of Clark Tower Subdivision, Plat II, Phase II, located in the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), and in the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and in the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), and in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa.