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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



QUIT CLAIM DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #106

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Aaron M. Hubbard, 1300 50th Street, Suite 102, West Des Moines, IA 50266, Phone: (515) 222-1700

Taxpayer Information: (Name and complete address)

Edna Lancaster, 2202 Bevington Park Road, St. Charles, Iowa 50240

✓ Return Document To: (Name and complete address)

Aaron M. Hubbard, 1300 50th Street, Suite 102, West Des Moines, IA 50266, Phone: (515) 222-1700

Grantors:

Stuart L. Thompson
Marcia K. Thompson

Grantees:

Edna P. Lancaster
Thomas W. Lancaster

Legal description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration,
Stuart L. Thompson and Marcia K. Thompson, husband and wife

do hereby

Quit Claim to Edna P. Lancaster and Thomas W. Lancaster, mother and son, 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:
Marked as Exhibit "A"

This deed is filed in complete and full satisfaction of all claims to the property in Exhibit "A" set forth in The Iowa District Court Action EQCV 33469 entitled Thomas Lancaster and Pearl Lancaster v. Stuart L. Thompson and Marsha K. Thompson. This deed is filed to clarify the record by stating that the undersigned Stuart L. Thompson and Marsha K. Thompson declare the Affidavit Explanatory of Title Pursuant to Section 555.8 of the Code of Iowa filed by Edna P. Lancaster, a/k/a Pearl Lancaster shall have no force and effect. Stuart L. Thompson and Marsha K. Thompson hereby divest themselves of any right they may have acquired pursuant to that affidavit.

This deed is exempt according to Iowa Code 428A.2(10).

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: November 12, 2012

Stuart Thompson

Stuart L. Thompson (Grantor)

Marcia K. Thompson

Marcia K. Thompson (Grantor)

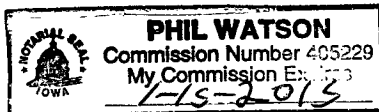
(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Polk
This instrument was acknowledged before me on November 12, 2012, by Stuart L. Thompson and Marcia K. Thompson, husband and wife



Phil Watson
Notary Public

LEGAL DESCRIPTION:

All that part of the North Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-Five (75) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, lying East of the public highway identified as R-35, **AND** approximately 12 acres situated in the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-Six (76) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, lying East of the public highway identified as R-35; **EXCEPT** all that part of the South 30 acres of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-six (36) and of the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section One (1), lying East of the centerline of a County Road R-35 and North of the Centerline of a County Road; **AND EXCEPT** Parcel "A", located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section One (1), containing 4.797 acres, as shown in Plat of Survey filed in Book 2, Page 617 on October 9, 1995, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** a parcel of land described as commencing at the northwest corner of said Section One (1), thence North $85^{\circ}13'$ East along the north line of the Northwest Fractional Quarter ($\frac{1}{4}$) of said Section One (1), 543.2 feet (recorded as 536.5 feet) to the west right of way line of a county road which is the point of beginning; thence South $23^{\circ}51'$ West along said west right-of-way line 353.8 feet; thence North $71^{\circ}40'$ East 402.3 feet; thence North $17^{\circ}39'$ West 221.8 feet to the north line of said Northwest Fractional Quarter ($\frac{1}{4}$); thence South $85^{\circ}13'$ West 172.1 feet to point of beginning containing 1.384 acres.

EXHIBIT

A