



Document 2013 1855

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Rec Amt \$17.00 Aud Amt \$5.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX
ANNO
SCAN
CHEK

THIS INSTRUMENT PREPARED BY:

Curphey & Badger Law
28100 US Hwy 19 North, Suite 300
Clearwater, FL 33761

Return To & Mail Tax Statements To:

Dennis D. Leuwerke & Donna M. Leuwerke
2814 201st Trail
Winterset, IA 50273

Property Tax ID#: 450083000051000

Order #: 1419399-875522

QUIT CLAIM DEED

For the consideration of \$1.00, receipt of which is acknowledged, on this 11 day of June, 2013, We, DONNA M. LEUWERKE, f/k/a DONNA FLETCHER, a remarried woman, surviving spouse of ED FLETCHER, deceased, herein joined by her current spouse, DENNIS D. LEUWERKE, of 2814 201st Trail, Winterset, IA 50273, quitclaims to DENNIS D. LEUWERKE and DONNA M. LEUWERKE, husband and wife, as joint tenants, of 2814 201st Trail, Winterset, IA 50273, all our interest in the following tract of real estate in Madison County, Iowa to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

APN: 450083000051000

Commonly known as: 2814 201st Trail, Winterset, IA 50273

Exemption NO. 428A.2(11)

1419399-874356

IN WITNESS OF THE ABOVE, We have set our hands this 11 day of June, 2013.

Donna M. Leuerke fka Donna Fletcher
DONNA M. LEUWERKE, f/k/a DONNA FLETCHER,
surviving spouse of ED FLETCHER, deceased

Dennis D. Leuerke
DENNIS D. LEUWERKE

STATE OF IOWA

COUNTY OF WARREN

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainers DONNA M. LEUWERKE, f/k/a DONNA FLETCHER, surviving spouse of ED FLETCHER, deceased, and DENNIS D. LEUWERKE, with whom I am personally acquainted, (or whose identity was proven to me on the basis of satisfactory evidence), and who have acknowledged that Grantors executed the within instrument as Grantors' free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 11 day of JUNE, 2013.



Samantha E Wilber
Notary Public
My Commission Expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE IN MADISON COUNTY, IOWA:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 76 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 76 NORTH, RANGE 26 WEST, OF THE 5TH P.M., MADISON COUNTY, IOWA; THENCE NORTH 83°07'10" EAST, 80.57 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 22°43'36" EAST, 525.51 FEET; THENCE SOUTH 8°10'50" WEST, 211.38 FEET; THENCE SOUTH 40°01'26" WEST, 98.85 FEET; THENCE SOUTH 72°31'31" WEST, 89.18 FEET; THENCE NORTH 35°17'26" WEST, 173.36 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 0°22'05" WEST, 645.26 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3.566 ACRES, INCLUDING 0.066 ACRES OF COUNTY ROAD RIGHT-OF-WAY.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENT, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.