



Document 2017 3905

Book 2017 Page 3905 Type 03 002 Pages 3
Date 12/14/2017 Time 12:45:18PM
Rec Amt \$17.00 Aud Amt \$20.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by: Integrated Trust Systems 7373 E Doubletree Ranch Rd #200 Scottsdale AZ 85260 480.451.7882
Return to: Thomas & Neva Cunningham 2798 Settlers Trail St Charles IA 50240 641.765.4861

~ QUIT CLAIM DEED ~

PREPARER MAKES NO REPRESENTATION AS TO TITLE HEREIN.
ALL APPLICATIONS ARE BASED ON INFORMATION PROVIDED OR APPROVED BY THE PARTIES.

FOR GOOD CONSIDERATION, Grantor, **THOMAS D CUNNINGHAM and NEVA R CUNNINGHAM**, Husband and Wife, the undersigned, hereby grants, conveys and quit claims all of their rights, title and interest, including all warranties of title with respect to such interest, in the real property described herein according to such as may appear of record, in that certain property located in Madison County, State of Iowa, to Grantee, **THOMAS D CUNNINGHAM AND NEVA R CUNNINGHAM Trustees, UDT, THE CUNNINGHAM FAMILY TRUST** Dated:

August 17, 2017,

- being described as the following:

SEE DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A"

x Thomas D. Cunningham x Neva Cunningham
THOMAS D CUNNINGHAM NEVA R CUNNINGHAM

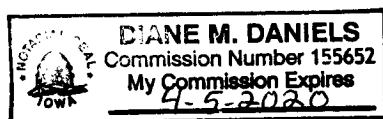
STATE OF IOWA

COUNTY OF MADISON

On this 17th day of August, 2017, before me, the undersigned Notary Public, personally appeared **THOMAS D CUNNINGHAM and NEVA R CUNNINGHAM**, who acknowledged before me to be the individuals described above as the grantors who executed the foregoing instrument and acknowledged that they executed it as their free act and deed.

NOTARY SEAL:

x Diane M. Daniels
Notary Public



Exempt Iowa Code 428A.2 (21)

J.D.C.

EXHIBIT "A"

The Northwest Fractional Quarter ($\frac{1}{4}$), **AND** the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$), **ALL** in Section Five (5), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

The South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

The West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, including Parcel "C", located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Five (5), containing 12.66 acres as shown in Plat of Survey filed in Book 2002, Page 1578 on April 3, 2002, in the Office of the Recorder of Madison County, Iowa, **EXCEPT** Parcel "A", located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Five (5), containing 15.08 acres, as shown in Plat of Survey filed in Book 3, Page 592 on June 7, 2000, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** all that part of the East 64 Rods of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Five (5), lying West of the Center of the County Road; **AND EXCEPT** that part thereof conveyed or used for highway purposes.

AND

The Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

The Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying East of the railroad right-of-way, **EXCEPT** that part of Parcel "F" located therein, as shown in Plat of Survey filed in Book 2003, Page 668 on February 5, 2003, in the Office of the Recorder of Madison County, Iowa.

AND

The Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT** that part of Parcel "F" located therein, as shown in Plat of Survey filed in Book 2003, Page 668 on February 5, 2003, in the Office of the Recorder of Madison County, Iowa.

AND

All that part of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying East of the railroad right-of-way; **EXCEPT** that part of Parcel "F" located therein, as shown in Plat of Survey filed in Book 2003, Page 668 on February 5, 2003, in the Office of the Recorder of Madison County, Iowa.

AND

A strip of land 100 feet in width extending over and across the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-two (22) and the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-seven (27), ALL in Township Seventy-five (75) North, Range Twenty-six (26) West of the Fifth P.M., Madison County, Iowa, said strip of land being 50 feet in width on each side the of the center line of the main track (now removed) of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company; now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Sections Twenty-two (22) and Twenty-seven (27).