



Document 2019 1797

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INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Quit Claim Deed

Type of Document

PREPARER INFORMATION: (name, address, phone number)

Dwight Frazier

350 N 3rd St

Patterson IA 50218

515-705 9702

TAXPAYER INFORMATION: (name and mailing address)

Dr

Dwayne W. Frazier

390 School Street Box 214

Martensdale, Iowa 50600

✓ RETURN DOCUMENT TO: (name and mailing address)

Dwight Frazier

350 N 3rd St Patterson 50218
IA

GRANTOR: (name)

Dwayne Frazier

GRANTEE: (name)

Dwight Frazier

LEGAL DESCRIPTION: (if applicable)

See page: #4

Document or instrument of associated documents previously recorded:
(if applicable)

NONE

Consideration Less than \$500.

Prepared By

Name: _____

Address: _____

State: _____ Zip Code: _____

After Recording Return To

Name: _____

Address: _____

State: _____ Zip Code: _____

Space Above This Line for Recorder's Use

IOWA QUIT CLAIM DEED

STATE OF IOWA

_____ COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

One dollar (\$ 1.00) in hand paid to

Dwayne Frazier, a _____, residing at 390 School Street Markensdale

County of Madison, City of Patterson, State of Iowa

(hereinafter known as the "Grantor(s)") hereby quitclaims to Dwight Frazier,

a Son, residing at 350 North 3rd St Patterson, County of Madison,

City of Patterson, State of Iowa (hereinafter known as the

"Grantee(s)") all the rights, title, interest, and claim in or to the following described real

estate, situated in Madison County, Iowa to-wit:

See page 4

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Wayne W. Frazier
Grantor's Signature

Wayne W. Frazier
Grantor's Name

390 School St
Address

Mastersdale, IA 50602-14
City, State & Zip

Wayne W. Frazier
Grantor's Signature

Grantor's Name

Address

City, State & Zip

STATE OF IOWA)

COUNTY OF Madison

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne W. Frazier whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 17 day of June, 2019.

[Signature]
Notary Public

My Commission Expires: 10-9-20

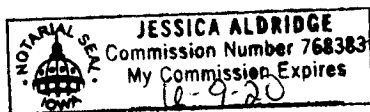


EXHIBIT A

A tract of land commencing at a point 19 rods South of the Northwest corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-nine (29), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence East 15 rods and 12 links, thence South 17 rods and 9 links, thence East 2 links, thence South 13 rods and 12 links, thence West to the West line of said Northeast Quarter (¼) of the Southwest Quarter (¼), thence North to the point of beginning, **excepting** therefrom the following described tract: Commencing 435 feet South of a point on the North line of the Southwest Quarter (¼) which is 1490.9 feet East of the Northwest corner of said Southwest Quarter (¼), and running thence East 30 feet, thence South 30 feet, thence West 30 feet, thence North 30 feet to the point of beginning, also, **excepting** therefrom a tract described as: Commencing as a point of reference at the Northwest Corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-nine (29) Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South 658.9 feet along the West line of said Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-nine (29) to a point (this is an assumed bearing for purposes of this description only); thence South 90°00' East 130.4 feet to the point of beginning of parcel herein described; thence continuing South 90°00' East 126.3 feet to a point; thence South 163.4 feet to a point; thence South 90°00' West 126.3 feet to a point; thence North 163.4 feet to the point of beginning, and subject to easements of record, and containing 0.5 acres more or less, also, **excepting** a parcel of land deeded to the State of Iowa described as: Commencing at the Northwest Corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-nine (29); thence South 1°41'11" East 313.50 feet along the west line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-nine (29), to a point on the present southwesterly right of way line of Primary Road No. 1a. 92; thence North 89°24'21" East 106.26 feet along said present southwesterly right of way line to the Point of Beginning; thence continuing North 89°24'21" East 149.16 feet; thence South 1°54'34" East 85.18 feet; thence northwesterly 173.56 feet along a 1470.89 ft. radius curve, concave southwesterly and having a chord bearing North 61°11'37" West 173.46 feet, to a point on the present southwesterly right of way line of Primary Road No. 1a.92, the Point of Beginning, containing 0.14 acre, of which 0.10 acre is contained within present highway easements,