



Document 2016 3153

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



QUIT CLAIM DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #106
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

James Larson, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067; Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

City of Winterset, Iowa, 110 W. Washington Street, P.O. Box 30, Winterset, IA 50273-0030

Return Document To: (Name and complete address)

~~James Larson~~, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

✓ Winterset Comm. School
110 W Washington
Winterset, Ia 50273

Grantors:

City of Winterset, Iowa

Grantees:

Winterset Community School District

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



QUIT CLAIM DEED

For the consideration of \$1.00----- Dollar(s) and other valuable consideration,
City of Winterset, Iowa, a governmental subdivision of the State of Iowa,

do hereby
Quit Claim to Winterset Community School District,

all our right, title, interest, estate,
claim and demand in the following described real estate in MADISON County, Iowa:
For Legal Description see Exhibit "A" attached hereto and by this reference incorporated herein.

The Grantor of this deed is a governmental subdivision of the State of Iowa and is exempt from transfer tax
under Iowa Code 428A.2(6).

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: April 19, 2016

Mark J. Nitchals
Mark J. Nitchals, City Administrator (Grantor)

James C. Olson
James C. Olson, Mayor (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 19 day of April, 2016, by
Mark J. Nitchals and James C. Olson as City Administrator and Mayor; respectively, of the City of Winterset, Iowa.



Cindy M. Bush
Signature of Notary Public

EXHIBIT "A"

Parcel "M" a part of 5th Avenue a street through Lindsey Addition to the City of Winterset, Madison County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of Lot 6 of Lindsey Addition to the City of Winterset, Madison County, Iowa, thence North $00^{\circ}13'48''$ East 198.86 feet along the East line of said Lot 6 and the South Half of Lot 5 which is the West line of 5th Avenue right-of-way; thence South $89^{\circ}38'55''$ East 60.08 feet to a point on the West line of Lot 8 of said Lindsey Addition; thence South $00^{\circ}13'48''$ West 199.19 feet to the Southwest Corner of Lot 7, Lindsey Addition; thence North $89^{\circ}19'09''$ West 60.08 feet along the North line of Husky Drive to the Point of Beginning, containing 0.275 acres.

Reserving upon, across and under the above described real estate a perpetual easement granting and allowing public or private utility companies the right to install, maintain, repair, and replace public utilities upon, along, across and under this real estate and the right of access to this real estate for these purposes. The easement reservation shall not require the utility company to restore any surface covering such as Portland cement concrete placed upon the surface by Grantee, its successors or assigns in the event the utility company must disturb the land surface incident to the exercise of the foregoing easement rights. This reservation shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.