

THE IOWA STATE BAR ASSOCIATION
Official Form No. 108

J. Brad Reich ISBA # 000014648

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

FILED NO. 4568
BOOK 141 PAGE 412
99 MAY 12 AM 10:56
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

Preparer Information J. Brad Reich, Reich Law Firm, 801 Main, Adel, Iowa 50003, (515) 993-4254
Individual's Name Street Address City Phone



QUIT CLAIM DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One
Dollar(s) and other valuable consideration,
Lonnie Dean Koons and Roxanne Jean Koons, husband and wife

do hereby Quit Claim to
Justin Allen Koons

all our right, title, interest, estate, claim and demand in the following described real estate in
Madison County, Iowa:

A parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 16, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the East Quarter Corner of Section 16, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence S 87deg 15' 52"W along the South line of the Southeast Quarter of the Northeast Quarter of said Section 16, a distance of 361.50 feet; thence N03deg 08'24"W, a distance of 361.50 feet; thence N87deg 15'52"E, a distance of 361.50 feet to the East line of the Southeast Quarter of the Northeast Quarter of said Section 16; thence S03deg 08'24"E along the East line of the Southeast Quarter of the Northeast Quarter of said Section 16 a distance of 361.50 feet to the Point of Beginning, containing 3.000 acres more or less subject to any covenants, restrictions or easements of record

Grantors further convey to Grantee a water rights easement appurtenant to Grantee's ownership of the above described real estate ("Parcel A"). Such easement shall afford Grantee the appurtenant and perpetual right to maintain the existing well, any necessary waterlines, or appurtenances on a portion of Grantors real property legally known as the SE 1/4 of the NE 1/4 of Section 16 in Township 77N, Range 27 West of the 5th P.M., Madison County, Iowa. Grantee shall also retain the right to enter upon Grantors' property as necessary for the purpose of building, maintaining, inspecting, rebuilding, and repairing the water line(s), well, and necessary appurtenances. Such easement shall be limited to thirty feet following the well, water lines, and necessary appurtenances; fifteen feet on either side. This easement shall automatically terminate upon any transfer of ownership of Parcel A by the Grantee.

Deed between parent & child without actual consideration. Exception #11
Iowa Code 428A.2

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: May 11, 1999

Lonnie Dean Koons
LONNIE DEAN KOONS (Grantor)

STATE OF IOWA, ss:
Dallas COUNTY,

Roxanne Jean Koons
ROXANNE JEAN KOONS (Grantor)

On this 11th day of May,
19 99, before me, the undersigned, a Notary Public in and for said State, personally appeared
Lonnie Dean Koons and Roxanne Jean Koons, husband and wife

(Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)

(Grantor)

Sandra Louise Flinn
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

(Grantor)

