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Rec Amt \$17.00 Aud Amt \$5.00

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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)

John E. Casper, 223 E. Court Avenue, Winterset, Iowa 50273-0067

Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Hy-Vee, Inc., 5820 Westown Parkway, West Des Moines, Iowa 50266

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, Winterset, Iowa 50273-0067

Grantors:

City of Winterset, Iowa

Grantees:

Hy-Vee, Inc.

Legal description: See Page 2

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



QUIT CLAIM DEED

For the consideration of One and no/100 (\$1.00) Dollar(s) and other valuable consideration,
City of Winterset, Iowa,

_____ do hereby
Quit Claim to Hy-Vee, Inc.

_____ 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.

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.

City of Winterset, Iowa

Dated: September 12, 2013

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

Mark Nitchals
Mark Nitchals, City Administrator (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on September 12, 2013, by James C. Olson
as the Mayor and Mark Nitchals as the City Administrator for the City of Winterset.



Cindy M. Bush, Notary Public

Exhibit "A"

Parcel "P" in the Northwest Quarter of the Northwest Quarter of Section 31, Township 76 North, Range 27 West of the 5th P.M., City of Winterset, Madison County, Iowa more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of Section 31, Township 76 North, Range 27 West of the 5th P.M., City of Winterset, Madison County, Iowa thence North 00°03'40" West 191.81 feet along the West line of said Northwest Quarter of the Northwest Quarter which is also the centerline of John Wayne Drive projected South; thence South 89°29'32" East 33.00 feet to the Point of Beginning; thence North 00°03'40" West 488.86 feet; thence North 89°56'20" East 76.78 feet along the South right-of-way of Mills Street to a point on the West line of Lot 2 of Gold Buffet Subdivision; thence South 00°05'31" West 4.99 feet along the West line of Gold Buffet Subdivision; thence Southerly 332.04 feet along a 904.90 foot radius curve concave Easterly with a 330.18 foot chord bearing South 10°11'56" West which is the West line of Gold Buffet Subdivision; thence South 00°03'40" East 159.15 feet along the West line of Gold Buffet Subdivision and Parcel "E"; thence North 89°29'32" West 17.96 feet to the Point of beginning containing 0.36 acres.

The City of Winterset, Iowa reserves to the City upon, across and under the above described Real Estate a perpetual easement granting and allowing the City the right to install, maintain, repair, and replace public utilities upon, along, across and under the Real Estate and the right of access to the Real Estate for these purposes, which reservation of easement rights shall be a covenant running with this land binding upon the successors and assigns of the parties. The easement reservation shall not require the City to restore any surface covering such as Portland cement concrete placed upon the surface by Grantee, its successors or assigns in the event the City must disturb the land surface incident to the exercise of the foregoing easement rights.

The City of Winterset, Iowa is a political subdivision of the State of Iowa and is exempt from transfer tax pursuant to Iowa Code Section 428A.2(6).