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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Official Form No. 106 - August 2013

John E. Casper, ICIS# AT0001474

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

Return To: John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067  
Preparer: John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067, (515) 462-4912  
Taxpayer: Adam J. Hutton and Lindsie Hutton, 121 W. Lane, Winterset, Iowa 50273



### QUIT CLAIM DEED

For the consideration of A Gift Dollar(s) and other valuable consideration,  
William Matthew Bintner a/k/a William M. Bintner, a Single Person,

do hereby  
Quit Claim to Adam J. Hutton and Lindsie Hutton, as Joint Tenants with Full Rights of Survivorship  
and not as Tenants in Common, all our  
right, title, interest, estate, claim and demand in the following 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.

Dated: May 29, 2014

William Matthew Bintner (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 29 day of May, 2014, by

William Matthew Bintner



Signature of Notary Public

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

## EXHIBIT "A"

Parcel "D" a part of Parcel "C" in the Northwest Quarter of the Northeast Quarter of Section 36, Township 74, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the North Quarter Corner of Section 36, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa thence South 18°37'50" East 701.36 feet to the Point of Beginning of Parcel "D" of Parcel "C"; thence South 85°27'19" East 464.98 feet; thence South 10°55'44" West 285.92 feet; thence North 85°27'19" West 464.98 feet thence North 10°55'44" East 285.92 feet to the Point of Beginning containing 3.03 acres.

The Grantor for themselves, their successors and assigns hereby grant the Grantees, their successors and assigns the perpetual right and easement of access to the water well and the well head area on the Grantor's adjoining real estate, which easement is further described below. This easement grant further includes the perpetual nonexclusive right to withdraw, transport and use the water from this well system and the perpetual nonexclusive right to use, repair, and replace the existing equipment for the withdrawal, use and transport of this water. These Grantees, their successors and assigns shall have the responsibility at their cost for the maintenance and replacement of the existing well system including the water and electrical systems appurtenant thereto. Grantees shall not have the right to fence in the easement area. Grantees shall not change the grade or elevation of the easement area. Neither party warrants to the other the quality or quantity of the water from this well system. This easement grant shall be a covenant running with the premises hereafter described binding upon the Grantor and the Grantees, their successors and assigns. The easement is legally described as:

A 30.00 foot wide ingress/egress and public utility easement the centerline of which is described as follows: Commencing at the North Quarter Corner of Section 36, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa thence North 85°34'55" East 404.79 feet along the North line of the Northwest Quarter of the Northeast Quarter of said Section 36 to the easement Point of Beginning; thence South 02°03'12" East 89.90 feet; thence South 19°19'35" East 43.96 feet; thence South 45°34'15" East 52.02 feet; thence South 52°28'05" East 155.98 feet; thence South 41°22'43" East 93.17 feet; thence South 25°56'57" East 86.35 feet; thence South 18°51'17" East 91.92 feet; thence South 10°34'03" East 76.06 feet; thence South 08°14'03" West 74.61 feet; thence South 22°29'20" West 92.61 feet to a point on the Northerly line of Parcel "D" a part of Parcel "C" 15.00 feet Westerly of the Northwest Corner.

This instrument is without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(21).