



Document 2014 3122

Book 2014 Page 3122 Type 03 002 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



QUIT CLAIM DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 106

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 East Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Pizza Ranch of Winterset, LLC, 1404 Boston Avenue, Ames, IA 50010.

Return Document To: (Name and complete address)

John E. Casper, 223 East Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Grantors:

City of Winterset, Iowa

Grantees:

Pizza Ranch of Winterset, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One and 00/100ths (\$1.00)
Dollar(s) and other valuable consideration,
City of Winterset, Iowa,

do hereby Quit Claim to
Pizza Ranch of Winterset, LLC

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

Parcel "R" 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, being the Easterly 30.00 feet of Right-of-Way of John Wayne Drive (North First Street) adjacent to Lot 5 of Replat of Lot 3 of the Gold Buffet Subdivision more particularly described as follows:

Beginning at the Northwest Corner of Lot 5, Replat of Lot 3, Gold Buffet Subdivision, City of Winterset, Madison County, Iowa, thence South 00°01'22" West 103.14 feet along the West line of said Lot 5; thence extending the South line of said Lot 5 South 89°59'43" West 30.00 feet; thence North 00°00'00" West 103.05 feet; thence North 89°48'39" East 30.04 feet along the South line of existing Parcel "O" to the Point of Beginning, containing 3095 square feet.

This conveyance is by a political subdivision of the State of Iowa as the Grantor and is exempt from transfer tax under Iowa Code Section 428A.2(6).

Each of the undersigned hereby relinquishes all rights of power, 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: October 31, 2014

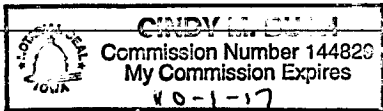
James C. Olson (Grantor)
James C. Olson, Mayor (Grantor)

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

STATE OF IOWA
COUNTY OF MADISON

This instrument was acknowledged before me on
October 31, 2014 (Grantor)

by James C. Olson and Mark Nitchals as
Mayor and City Administrator of City of
Winterset, Iowa. (Grantor)



Cindy M. Olson (Grantor)
10-1-17, Notary Public

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