

Document 2015 1730

Book 2015 Page 1730 Type 03 002 Pages 3 Date 6/23/2015 Time 3:55:29PM

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LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK



CORRECTIVE 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 East Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Ross R. Knobloch and Leah Knobloch, 307 N. 14th Avenue, Winterset, IA 50273

Return Document To: (Name and complete address)

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

Grantors:

Knob Farms, LC

Grantees:

Ross R. Knobloch Leah Knobloch

Legal description: See Page 2

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



CORRECTIVE QUIT CLAIM DEED

Knob Farms, LC, an Iowa Limited Liability Company,	13 ollar(s) and other valuable consideration,
Knob Farms, EC, an Iowa Limited Liability Company,	do hereby
Quit Claim to Ross R. Knobloch and Leah Knobloch, as Joint	
and not as Tenants in Common,	all our right, title, interest, estate,
claim and demand in the following described real estate in	MADISON County, lowa:
Parcel "A" located in the Northeast Quarter (1/4) of the Northeast	
(21), Township Seventy-five (75) North, Range Twenty-e	eight (28) West of the 5th P.M., Madison –
County, Iowa, containing 10.35 acres, as shown in Amende	ed Plat of Survey filed in Book 2015, Page
1636 on June 12, 2015, in the Office of the Recorder of Mad	ison County, Iowa.
This instrument is without actual consideration and is ex Section 428A.2(21).	tempt from transfer tax under Iowa Code
This instrument supersedes and replaces in all respects the	Quit Claim Deed dated May 7, 2015, and
filed for record on May 11, 2015 in Book 2015 at Page 120	
County, Iowa.	
See Exhibit "A" attached hereto and by this reference inc	corporated herein for additional terms and
conditions for this title transfer.	
Each of the undersigned hereby relinquishes all rights of control to the real estate. Words and phrases herein, including acknown singular or plural number, and as masculine or feminine gender, a	ledgment hereof, shall be construed as in the
	Dated: June 22, 2015
Kilo D. V. Wilson Manadar (2)	(0-4-)
John R. Knobloch, Member-Manager (Grantor) Knob Farms, LC	(Grantor)
(Grantor)	(Grantor)
(Station)	(Grantor)
(Grantor)	(Grantor)
STATE OF IOWA COUNTY OF MAI	DISON
This record was acknowledged before me this 22nd day	of <u>June</u> , 2015, by
John R. Knobloch as Member-Manager of Knob Farms, LC	
	In M. Russel
	Signature of Notary Public
LEGINIFER M. RUSSPAL Commission Namber 789104	Signature of Motary Public
Ly Commission Expires March 17, 2018	

EXHIBIT "A" RIGHT OF WAY EASEMENT

The Grantor hereby reserves to itself, its successors and assigns, a perpetual, non-exclusive right of way access easement upon, along and over the real estate legally described as:

A 25.00 foot wide ingress/egress easement across Parcel "A" the centerline of which is described as follows:

Beginning at a point on the East line of Parcel "A" in the Northeast Quarter of the Northeast Quarter of Section 21, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa which is > 36.22 feet South 00°02'15" East of the Northeast Corner of said Parcel "A"; thence North 90°00'00" West 19.87 feet; thence North 75°57'24" West 71.30 feet; thence North 30°00'05" West 28.55 feet to a point on the North line of Parcel "A" which is the end of the easement,

for the use of this real estate as a private right of way ingress and egress to the Grantor's adjoining real estate. The Grantor and Grantee agree not to fence-in the easement area; the Grantor shall maintain the easement area to ensure erosion control thereon; and otherwise maintain the easement area. The Grantor and Grantee covenant that no act will be permitted within the easement property which is inconsistent with the rights hereby reserved or granted; that no building or structures or other improvements, except partition fencing and culvert-type structures, will be erected or installed upon or along the easement property; and, that the present grade or ground level thereof will not be changed by excavation or filling. This Easement Agreement shall run with the land and bind and inure to the benefit of the legal representatives, heirs, successors and assigns of the parties.

SEWAGE TREATMENT SYSTEM EASEMENT

The Grantor for itself, its successors and assigns, hereby reserves a perpetual right and easement of access to and the use of the private sewage treatment system (hereafter the System) located on the real estate legally described as:

Easement for the area surrounding the sewage treatment system located on Parcel "A" the perimeter of which is described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 21, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa thence North 00°02'15" West 500.00 feet along the East line of said Northeast Quarter of the Northeast Quarter; thence South 90°00'00" West 230.17 feet along a line of Parcel "A"; thence North 00°02'15" West 40.99 feet along a line of Parcel "A" to the Point of Beginning of the easement area; thence North 62°51'54" West 174.93 feet along the easement line; thence North 28°53'32" East 160.67 feet along the easement line to a point on the perimeter of Parcel "A"; thence South 59°21'33" East 61.70 feet along a line of Parcel "A"; thence South 62°54'29" East 27.90 feet along a line of Parcel "A"; thence South 00°02'15" East 176.30 feet to the easement area Point of Beginning.

This easement reservation further includes the perpetual, nonexclusive right to use the System and the perpetual, nonexclusive right to use, repair, and replace the existing equipment, including accessories related thereto, for the System. The Grantor and Grantee covenant that no act will be permitted within the easement property which is inconsistent with the rights hereby reserved or granted; that no building or structures or other improvements, except partition fencing, will be erected or installed upon or along the easement property; and, that the present grade or ground level thereof will not be changed by excavation or filling. This Easement Agreement shall run with the land and bind and inure to the benefit of the legal representatives, heirs, successors and assigns of the parties.