Document 2017 2245 Book 2017 Page 2245 Type 03 002 Pages 2 Date 7/21/2017 Time 12:09:51PM Rec Amt \$12.00 Aud Amt \$5.00 INDX Rev Transfer Tax \$16.80 ANNO Rev Stamp# 305 DOV# 310 SCAN LISA SMITH, COUNTY RECORDER CHEK MADISON COUNTY IOWA

> Address Tax Statements to: Todd & Nicole Kitzerow 2488 Bevington Park Rd., Saint Charles, IA 50273

Prepared by: Ferrellgas Real Estate Dept. One Liberty Plaza, Liberty, MO 64068 816-792-1600

Please Return to: Todd & Nicole Kitzerow 2488 Bevington Park Rd., Saint Charles, IA 50273

QUIT-CLAIM DEED

STATE OF IOWA MADISON COUNTY

THIS QUIT-CLAIM DEED, is made this $\underline{1442}$ day of July, 2017, by and between FERRELLGAS, L.P. a Delaware limited partnership, Grantor, and TODD KITZEROW AND NICOLE KITZEROW, a husband and wife, Grantee.

WITNESSETH, that the said Grantor, for and in consideration of Ten (\$10.00) Dollars and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, by these presents does BARGAIN, SELL, REMISE, RELEASE, TRANSFER, CONVEY and forever QUIT-CLAIM unto the Grantee all of the Grantor's right, title, interest, claim, or demand in and to that tract or parcel of land situate, lying and being in the City of St. Charles, Madison County, Iowa, being more particularly described on follows:

Commencing at the Southwest corner of the SW/4 of Section 13, in Township 75 North, of Range 26 West of the 5th P.M., thence East on the South line of said section 248.75 feet, thence North 208.75 feet, thence West parallel with the South line of said section 248.75 feet, thence South on the West line of said section to the place of beginning, containing 1 acre, more or less, exclusive of the public highway running North and South along the West line of said Section 13.

TO HAVE AND TO HOLD said property unto Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time or by any means or ways, have, claim or demand any right or title to said property or appurtenances.

Grantor has not and does not make any representation or warranty to Grantee concerning the physical condition of the real property hereby conveyed. Grantee, having full opportunity to investigate said real property and its physical condition, is relying solely on its own judgment as to such matters. Grantee, for itself and its heirs and assigns, is accepting the deed and taking possession AS-IS, WHERE-IS, and shall make no claim, demand or notice against Grantor on account of the condition of the real property.

Whenever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

In witness whereof, the Grantor has hereunto set its hand and affixed its corporate seal on the date above written.

FERRELLGAS, L.P., a Delaware Corporation, by FERRELLGAS, PNC7, its general partner By: Jason P. Cullen Director of Real Estate & Environmental

COUNTY OF <u>Clay</u>) ss. STATE OF <u>Missoun</u>)

Be it remembered that on this 144° day of 3449, 2017 before me the undersigned, a Notary Public in and for the County and State aforesaid, came **Jason P. Cullen**, the **Director of Real Estate** and Environmental of FERRELLGAS, INC., General Partner of Ferrellgas, L.P., who is personally known to me to be the same person(s) who executed the within instrument on behalf of said corporation and such person(s) acknowledged that the execution of the same to be the act and deed of said corporation.

Notary Public 26/2020 My commission expires: 5

	AIMEE JONES
	Notary Public, Notary Seal
	State of Missouri
	Jackson County
N	Commission # 16334708 Ay Commission Expires 05-26-2020
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