
Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406
Telephone: 319-365-9101
Facsimile: 319-365-9512

Taxpayer/Return Address:
City of Oelwein, Iowa
20 2nd Ave. SW
Oelwein, Iowa 50662

QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, The City of Oelwein, Iowa, an Iowa Municipal Corporation, does hereby convey to FJI-I Holdings, LLC, all of its' right, title, interest, estate, claim and demand in the following described real estate in Fayette County, Iowa:

That portion of the vacated alley running north and south in Block 2 of Holroyd's 2nd Addition, laying adjacent to and between Lots 3 and 7, Block 2, Holroyd's 2nd Addition to Oelwein, Fayette County, Iowa.

The transfer of the above-described property is conditioned upon the maintenance of easement rights over the entirety of said parcel for the following purposes: Installation, repair, maintenance, alteration and operation of water, sanitary sewer, storm sewer, gas pipeline, electric transmission, communication, and other public utilities, whether upon, over, across or under said property.

together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

This Quit Claim Deed represents a transfer by a public official in the performance of the public officials' official duties and is therefore exempt from real estate transfer tax and declaration of value requirements pursuant to Iowa Code Section 428A.2(19) (2023).

The property transferred herein was vacated by the City Council of the City of Oelwein, Iowa by Ordinance #952, approved on November 24, 1997, and approved for transfer to the then property owner by Resolution #3973 on November 24, 1997, with the Mayor and City Admin.

directed to issue a deed as described therein. Whether the deed was issued and lost or never issued is not known, the purpose of this Deed being to transfer the vacated ROW previously authorized for transfer, to the current property owner. The City Council authorized the execution of this Deed by Resolution # _____ approved on _____, a copy of same being appended hereto.

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: _____, 2024

City of Oelwein, Iowa
an Iowa Municipal Corporation

Brett DeVore, Mayor

Barbara Rigdon, City Clerk

STATE OF IOWA)
)§
COUNTY OF FAYETTE)

This instrument was acknowledged before me on the _____ day of _____, 2024, by Brett DeVore and Barbara Rigdon, known to me to be the identical persons named herein, in their capacities as Mayor and City Clerk, respectively, for the City of Oelwein, Iowa.

Notary Public in and for the State of Iowa