

### **QUIT CLAIM DEED**

THIS INDENTURE made on the \_\_\_\_\_ day of \_\_\_\_\_, 2012, by and between the CITY OF KIRKSVILLE, MISSOURI, a municipal corporation, GRANTOR, and A.T. STILL UNIVERSITY OF HEALTH SCIENCE, GRANTEE. (Mailing address of first named Grantee is \_\_\_\_\_.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN DOLLARS, paid by the said Grantee, receipt of which is hereby acknowledged, does by these presents, Remise, Release and forever Quit-Claim unto the said Grantee, the following described Lots, Tracts or Parcels of land lying, being and situated in the County of Adair and State of Missouri, to-wit:

A tract of land situated in the Southwest Fourth of the Northeast Quarter of Section 9, Township 62 North, Range 15 West, Adair County, Missouri and being more particularly described as follows:

Commencing at a found iron rod marking the Southeast corner of the Northwest Fourth of the Northwest Quarter of said Section 9; thence North 88 Degrees 39 Minutes West a distance of 94.46 feet to a found iron rod; thence North 88 Degrees 25 Minutes West a distance of 7.06 feet; to the Centerline of the abandoned North Missouri Railroad; thence along said Centerline along the arc of a curve to the left, a radius of 3630.75 feet and a distance of 83.94 feet to a found iron rod also being the Point of Beginning of the description herein TO WIT: thence continuing along the arc of a curve to the left, a radius of 3630.75 feet and a distance of 248.16 feet to a set iron rod on the South Right of Way line of Washington Street; thence along said South line, North 90 Degrees 00 Minutes East a distance of 19.56 feet to a set iron rod; thence leaving the last described line, South 00 Degrees 19 Minutes East a distance of 127.20 feet to a set iron rod; thence North 90 Degrees 00 Minutes East a distance of 20.68 feet to a set iron rod; thence South 00 Degrees 19 Minutes East a distance of 117.77 feet to a set iron rod on the North line of McPherson Street; thence along North line, North 89 Degrees 29 Minutes West a distance of 85.50 feet to the Point of Beginning, containing 0.3 acres more or less. Subject to any and all easements of record.

Grantor hereby reserves a non-exclusive permanent and perpetual right and easement over, across and under, the above described property for all existing public utilities located therein, together with the right of ingress and egress from the same, for the purpose of maintaining, operating, repairing, relocating, improving and reconstructing such utilities and any appurtenances thereto. Grantor shall keep all breaks, leaks or seepage repaired, and to restore the surface of the ground after making such repairs. Grantee shall keep said easement free from all buildings and structures, however Grantee shall not be prohibited from maintaining said easement area as a hard surfaced parking area so long as Grantee does not physically disturb or disrupt such existing public utilities or appurtenant facilities. The easement and rights reserved herein shall run with the land and inure to and be binding upon the successors in title of the respective parties.

TO HAVE AND TO HOLD the same with all rights, immunities, privileges and appurtenances thereto belonging, unto the said Grantee, and its assigns forever so that neither the said Grantor nor Grantor's heirs nor any other persons for it or in its name or behalf shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof; but they and every one of them shall be by these presents, excluded and forever barred.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Richard L. Detweiler – Mayor

ATTEST: \_\_\_\_\_  
Deputy City Clerk

STATE OF MISSOURI )  
  )  SS.  
COUNTY OF ADAIR  )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2012, before me, appeared **RICHARD L. DETWEILER**, to me personally known, who being by me duly sworn, did say that he is the Mayor of the City of Kirksville, Missouri, a municipal corporation, and that the seal affixed to the foregoing instrument is the seal of said municipal corporation and that said instrument was signed and sealed in behalf of said municipal corporation by authority of its City Council, and said **RICHARD L. DETWEILER** further acknowledged said instrument to be the free act and deed of said municipal corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal of my office in Kirksville, Missouri, the day and year first above written.

My commission expires: \_\_\_\_\_ Notary Public

Seal/Stamp: