

Recorded: 2/23/2015 at 1:20:41.0 PM
Fee Amount: \$22.00
Revenue Tax: \$1,442.40
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2015 PG: 445

Entered for taxation 24th day
of February A D 2015
By Carol B. Becker Auditor
Deborah Deputy



Prepared by: Allyssa Sweeney, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1757
Return to: Allyssa Sweeney, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1757
Address Tax Statements: Tax Exempt-IA Code Sec. 427.1 ROW Office, IDOT, 800 Lincoln Way, Ames, IA 50010

WARRANTY DEED

For the consideration of NINE HUNDRED ONE THOUSAND FIVE HUNDRED SEVENTY TWO AND NO/100—(\$901,572.00)—DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, **GARY G. WESSELS AND LORI WESSELS**, husband and wife, do hereby convey to the **STATE OF IOWA**, the following described real estate in Delaware County, Iowa:

THE FEE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5TH P.M., IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36; THENCE NORTH 02°13'51" WEST 286.02 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36 TO THE POINT OF BEGINNING; THENCE SOUTH 88°29'39" WEST 220.04 FEET; THENCE SOUTH 02°14'08" EAST 210.17 FEET TO THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 20; THENCE SOUTH 88°27'16" WEST 1482.85 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 01°34'01" WEST 92.80 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 70°04'13" EAST 617.14 FEET; THENCE NORTH 67°16'58" EAST 166.21 FEET; THENCE NORTH 83°50'01" EAST 311.01 FEET; THENCE NORTH 22°50'08" EAST 539.82 FEET; THENCE SOUTH 66°37'18" EAST 464.66 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36; THENCE SOUTH 02°13'51" EAST 458.41 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING; CONTAINING 15.83 ACRES MORE OR LESS.

This deed, and a certain Warranty Deed to the City of Dyersville, Iowa are given in fulfillment of a certain Agreement dated January 12, 2015, and recorded in the Delaware County Recorder's Office on January 14, 2015, at Book 2015, Page 122, as Document No. _____, except for those terms that survive the execution of this document.

The additional amount of \$84,427.00, as agreed to by the aforesaid Agreement, is paid as severance damages to the remaining property and is not subject to real estate transfer tax.

This land is being acquired for public purposes through eminent domain and a Declaration of Value is not required. Iowa Code Section 428A.1.

Delaware County Project No. NHSN-20-8(48)—2R-28
Gary G. Wessels, et ux (Parcel No. 1)

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, 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 feminine or masculine gender, according to the context.

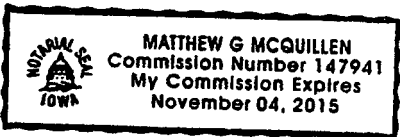
Dated December 16, 2014.

Gary G. Wessels (Sign in Ink)
Gary G. Wessels

Lori Wessels (Sign in Ink)
Lori Wessels

STATE OF Iowa, COUNTY OF Jones, ss:

This instrument was acknowledged before me on December 16, 2014, by Gary G. Wessels and Lori Wessels.



Matthew G. McQuillen (Sign in Ink)
Notary Public.

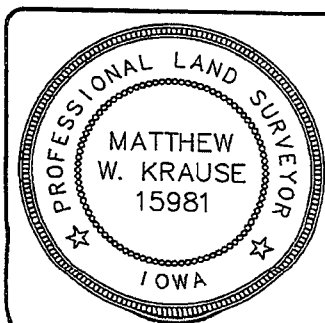
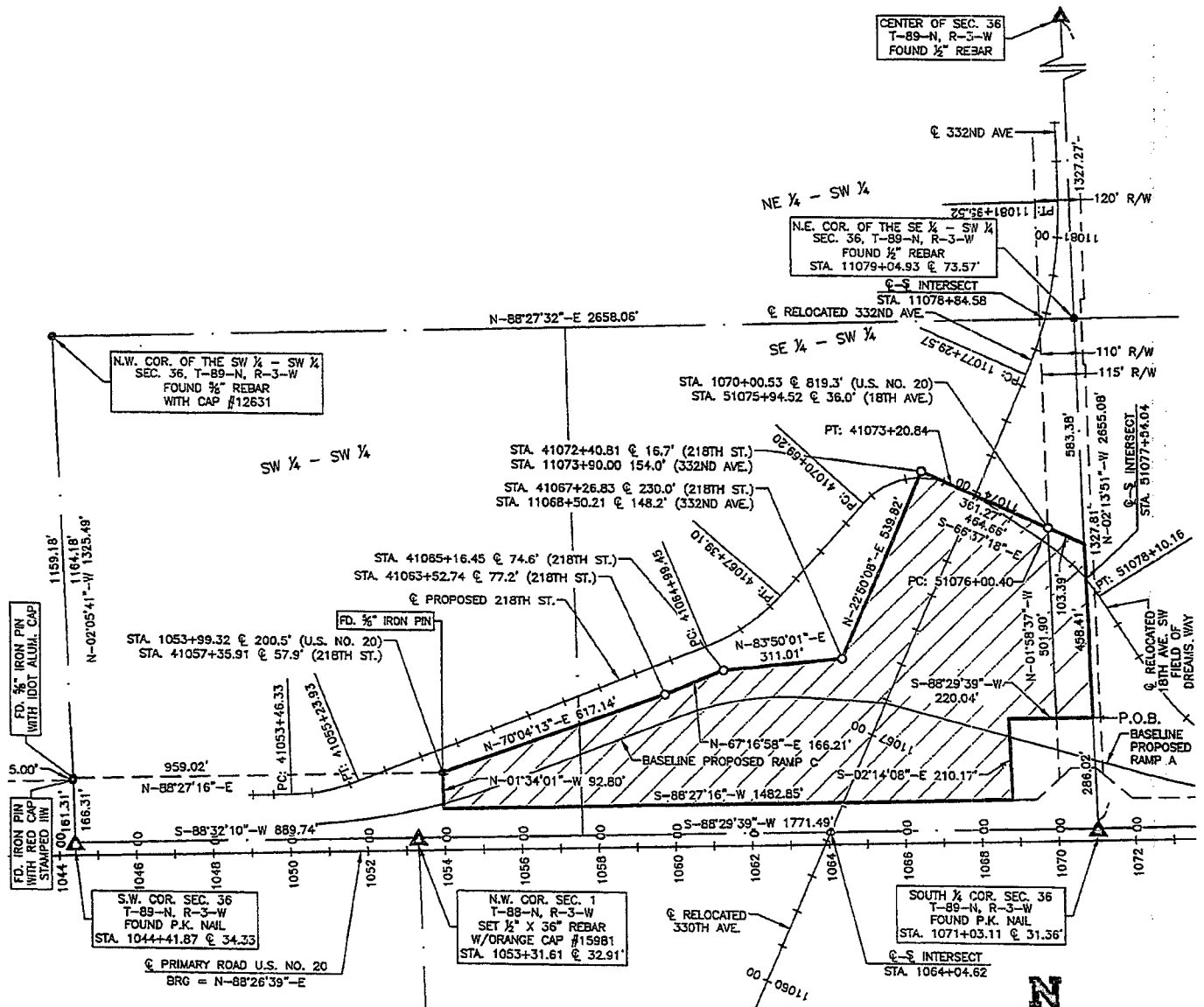
(AFFIX NOTARIAL SEAL ABOVE ▲)

IOWA DEPARTMENT OF TRANSPORTATION ACQUISITION PLAT EXHIBIT "A"

COUNTY DELAWARE STATE CONTROL NO. _____
 PROJECT NO. NHSN-20-8(48)- -2R-28 PARCEL NO. 1
 SECTION 36 TOWNSHIP 89-N RANGE 3-W
 ROW-FEE 15.83* AC, EASE _____ AC EXCESS-FEE _____ AC
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ MAIN LINE _____ SIDE _____
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ SIDE ROAD _____ SIDE _____

ACQUIRED FROM Gary G. Wessels and Lori Wessels

* INCLUDING 1.04 ACRES WITHIN THE PRESENTLY ESTABLISHED RIGHT OF WAY.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

MATTHEW W. KRAUSE LICENSE NO. 15981 DATE 3/10/14

My license renewal date is December 31, 2015.

Pages or sheets covered by this seal: 1 OF 1

SCALE: 1" = 400'
 0' 100' 200' 400'

AREAS

TOTAL = 15.83 ACRES
 SE 1/4 - SW 1/4 = 14.57 ACRES
 SW 1/4 - SW 1/4 = 1.26 ACRES

LEGEND

- SET 1/2" X 36" REBAR WITH ORANGE CAP #15981
- ▲ SECTION CORNER, AS NOTED
- FOUND, AS NOTED

DATE DRAWN MARCH 10, 2014 SCALE 1" = 400'