

Recorded: 9/19/2023 at 8:43:24.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2327



Prepared by & Return To: Allyssa Myers, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, 515-239-1757
Address Tax Statements: Tax Exempt-IA Code Sec. 427.2 (Delaware County)

EASEMENT FOR PUBLIC HIGHWAY

For the consideration of THREE HUNDRED NINETY ONE AND NO/100-----(\$391.00)-----
-DOLLARS and other valuable consideration in hand paid by Iowa Department of
Transportation, **NATALIE C. FELTON**, a single person, does hereby grant to
DELAWARE COUNTY, IOWA, a permanent easement for road purposes and for use as
a Public Highway in, to, on, over and across the following described real estate in
Delaware County, Iowa:

THE EASEMENT GRANTED FOR HIGHWAY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

A parcel of land located in Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Seventeen (17), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth (5th) Principal Meridian, Delaware County, Iowa, as shown on the Acquisition Plat Exhibit "A", attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Seventeen (17), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth (5th) Principal Meridian, Delaware County, Iowa; thence South 02° 11' 18" East 963.82 feet along the East line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Seventeen (17) to the Northeast corner of the South 22 rods of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4); thence South 88° 18' 21" West 82.93 feet along the North line of the South 22 rods of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) to the Point of Beginning; thence continuing along the North line of the South 22 rods of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) South 88° 18' 21" West 43.05 feet; thence North 59° 20' 39" East 49.27 feet; thence South 01° 32' 42" East 23.86 feet to the Point of Beginning, containing 0.01 acres more or less.

Note: The East line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Seventeen (17), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth (5th) Principal Meridian, Delaware County, Iowa is assumed to bear South 02° 11' 18" East.

This easement and a certain Easement for Public Highway to the State of Iowa, executed by the above named grantors are given in fulfillment of a certain Purchase Agreement dated August 14, 2023 and recorded in the Delaware County Recorder's Office on August 21, 2023 at Book 2023, Page 1967, except for those terms that survive the execution of this document.

The additional amount of \$0.00, 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 easement and transfer is exempt from transfer tax. Iowa Code Sec. 428A.2(17).

This easement is being acquired for public purposes through eminent domain and a Declaration of Value is not required. Iowa Code Sec. 428A.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 grant an easement on the real estate; 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 easement.

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 July 18, 2023

Natalie C Felton (Sign in Ink)
Natalie C. Felton

STATE OF Iowa, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on July 18, 2023
by Natalie C. Felton.



[Signature] (Sign in Ink)
Notary Public.

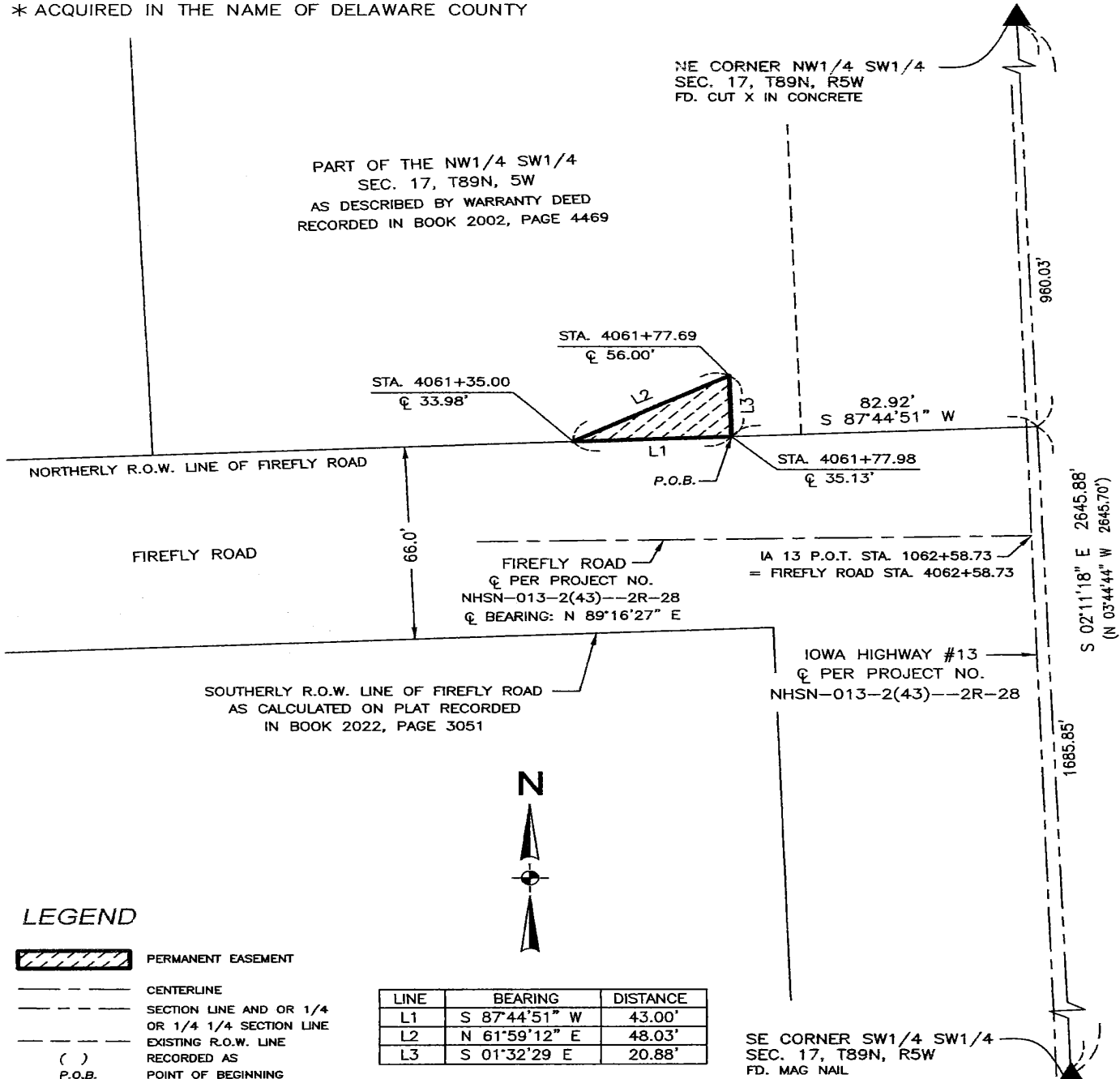
(AFFIX NOTARIAL SEAL ABOVE ▲)

Iowa Department of Transportation
ACQUISITION PLAT
EXHIBIT "A"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 9
 SECTION 17 TOWNSHIP 89 NORTH RANGE 5 WEST
 ROW-FEE _____ AC, EASE * 0.01 +/- AC EXCESS-FEE _____ AC
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ MAIN LINE _____ SIDE _____
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ SIDE ROAD _____ SIDE _____
 ACQUIRED FROM _____

* ACQUIRED IN THE NAME OF DELAWARE COUNTY



PROFESSIONAL LAND SURVEYOR

BRAD J. BURGER

20281

IOWA

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.

Brad J. Burger 4/24/2023

BRAD J. BURGER LICENSE NO. 20281 DATE

My license renewal date is December 31, 2024

Pages or sheets covered by this seal: This page only

DATE DRAWN: 7/27/2022
 DATE REVISED: 4/21/2023

