

Recorded: 9/26/2023 at 12:39:04.0 PM
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: 2417



Prepared by & Return To: Lisa Obrecht, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, 515-239-1813
Address Tax Statements: Tax Exempt-IA Code Sec. 427.2 Delaware County Engineer's Office, 2139 Highway 38, Manchester, IA 52057

EASEMENT FOR PUBLIC HIGHWAY

For the consideration of Two Thousand Two Hundred Forty Four AND NO/100—(\$ 2,244.00)—DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, STEVEN K. JONES AND DENIESE M. JONES, HUSBAND AND WIFE, do 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 SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section Thirty-one (31), Township Ninety North (T90N), 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 E $\frac{1}{4}$ corner of Section Thirty-one (31), Township Ninety North (T90N), Range Five West (R5W) of the Fifth (5th) Principal Meridian, Delaware County, Iowa; thence South 88° 59' 44" West 92.80 feet along the South line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section Thirty-one (31); thence North 00° 47' 12" East 33.02 feet to the existing Northerly right of way line of 155th Street and the Point of Beginning; thence South 88° 59' 44" West 230.76 feet along said existing Northerly right of way line; thence North 76° 55' 35" East 99.35 feet; thence North 80° 11' 25" East 137.19 feet; thence South 01° 41' 55" West 41.82 feet to the Point of Beginning, containing 0.12 acres more or less.

Note: The South line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section Thirty-one (31), Township Ninety North (T90N), Range Five West (R5W) of the Fifth (5th) Principal Meridian, Delaware County, Iowa is assumed to bear South 88° 59' 44" West.

This easement, and a certain Easement to the State of Iowa, executed by the above named grantors is given in fulfillment of a certain Purchase Agreement dated September 5th, 2023, and recorded in the Delaware County Recorder's Office on September 7th, 2023, at Book 2023, Page 2199, as Document No. _____, 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.

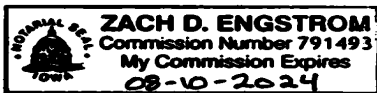
Dated August 21, 2023

Steven K. Jones (Sign in Ink)
Steven K. Jones

Deniese M. Jones (Sign in Ink)
Deniese M. Jones

STATE OF Iowa, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on August 21, 2023, by Steven K. Jones and Deniese M. Jones.



Zach D. Engstrom (Sign in Ink)
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

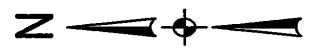
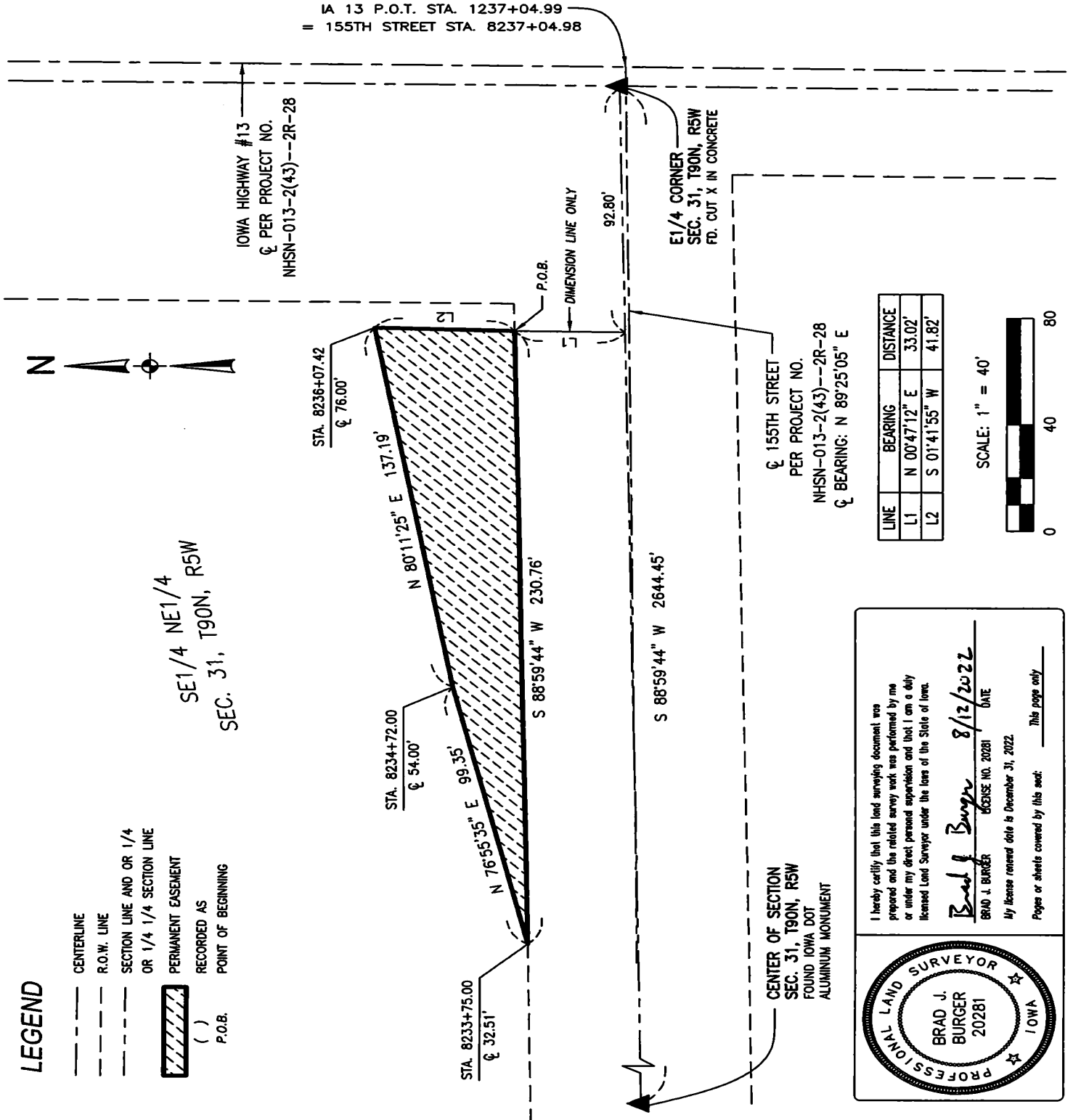
Iowa Department of Transportation
ACQUISITION PLAT
EXHIBIT "A"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 37
 SECTION 31 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC, EASE * 0.12 +/- 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

IA 13 P.O.T. STA. 1237+04.99
 = 155TH STREET STA. 8237+04.98

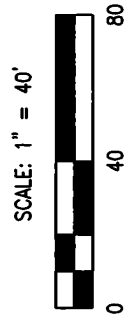


SE1/4 NE1/4
 SEC. 31, T90N, R5W

LEGEND

- CENTERLINE
- R.O.W. LINE
- SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- ▨ PERMANENT EASEMENT
- () RECORDED AS
- () POINT OF BEGINNING
- () P.O.B.

LINE	BEARING	DISTANCE
L1	N 00°47'12" E	33.02'
L2	S 01°41'55" W	41.82'



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 8/12/2022
 BRAD J. BURGER LICENSE NO. 20281 DATE

My license renewal date is December 31, 2022.
 Pages or sheets covered by this set: _____ This page only _____