

Recorded: 11/1/2023 at 8:48:29.0 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: 2711



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** Iowa DOT, ROW-Property Management, 800 Lincoln Way, Ames, IA 50010

EASEMENT FOR PUBLIC HIGHWAY (CORPORATE GRANTOR)

For the consideration of Twenty-seven thousand three hundred fifty AND NO/100----(\$ 27,350)-----DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, **SWANSON FAMILY FARMS, CORP.**, a corporation organized and existing under the laws of the State of Iowa, does hereby grant to the **STATE OF 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 the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, all in Section Twenty-nine (29), 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 W $\frac{1}{4}$ corner of Section Twenty-nine (29), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) Principal Meridian, Delaware County, Iowa; thence North 85° 04' 06" East 61.25 feet along the North line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section Twenty-nine (29) to the existing Easterly right of way line of Iowa Highway 13 and the Point of Beginning; thence continuing along the North line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ North 85° 04' 06" East 13.37 feet; thence South 01° 56' 17" West 480.34 feet; thence South 04° 34' 27" East 335.75 feet; thence South 06° 53' 57" West 345.98 feet; thence South 03° 48' 49" East 451.44 feet; thence South 03° 00' 42" West 585.45 feet; thence South 01° 18' 09" West 317.01 feet; thence South 10° 57' 20" East 78.80 feet to the existing Northerly right of way line of County Road C64; thence South 84° 42' 03" West 5.16 feet along said existing Northerly right of way line of County Road C64 to said existing Easterly right of way line of Iowa Highway 13; thence North 09° 51' 30" West 198.22 feet along said existing Easterly right of way line; thence continuing along said existing Easterly right of way line North 01° 11' 31" East 2392.15 feet to the Point of Beginning, containing 1.41 acres more or less.

Note: The West line of the SW¼ of Section Twenty-nine (29), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) Principal Meridian, Delaware County, Iowa is assumed to bear South 01° 05' 25" West.

This easement, and a certain Easement to Delaware County, Iowa, executed by the above named grantor is given in fulfillment of a certain Purchase Agreement dated October 9, 2023, and recorded in the Delaware County Recorder's Office on October 11, 2023, at Book 2023, Page 2533, as Document No. _____, except for those terms that survive the execution of this document.

The additional amount of \$ 1,490.00, 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.

The corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to grant an easement on the real estate; and it covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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 22, 2023

SWANSON FAMILY FARMS CORP.

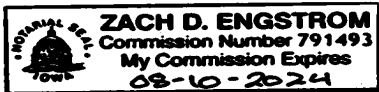
By: Larry Swanson (Sign in Ink)
Larry Swanson, President

By: Sandra Swanson (Sign in Ink)
Sandra Swanson, Secretary

(AFFIX CORPORATE SEAL ABOVE)

STATE OF Iowa, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on August 22, 2023, by Larry Swanson and Sandra Swanson, as President and Secretary, respectively of Swanson Family Farms Corp.



[Signature] (Sign in Ink)
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

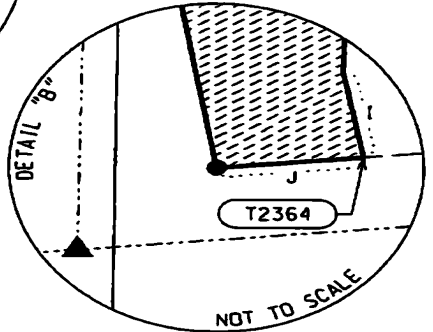
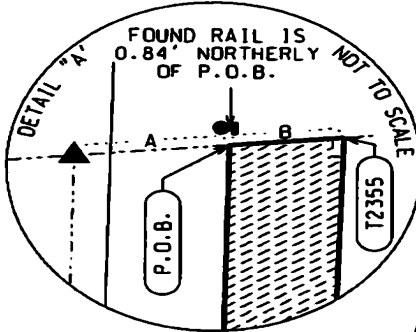
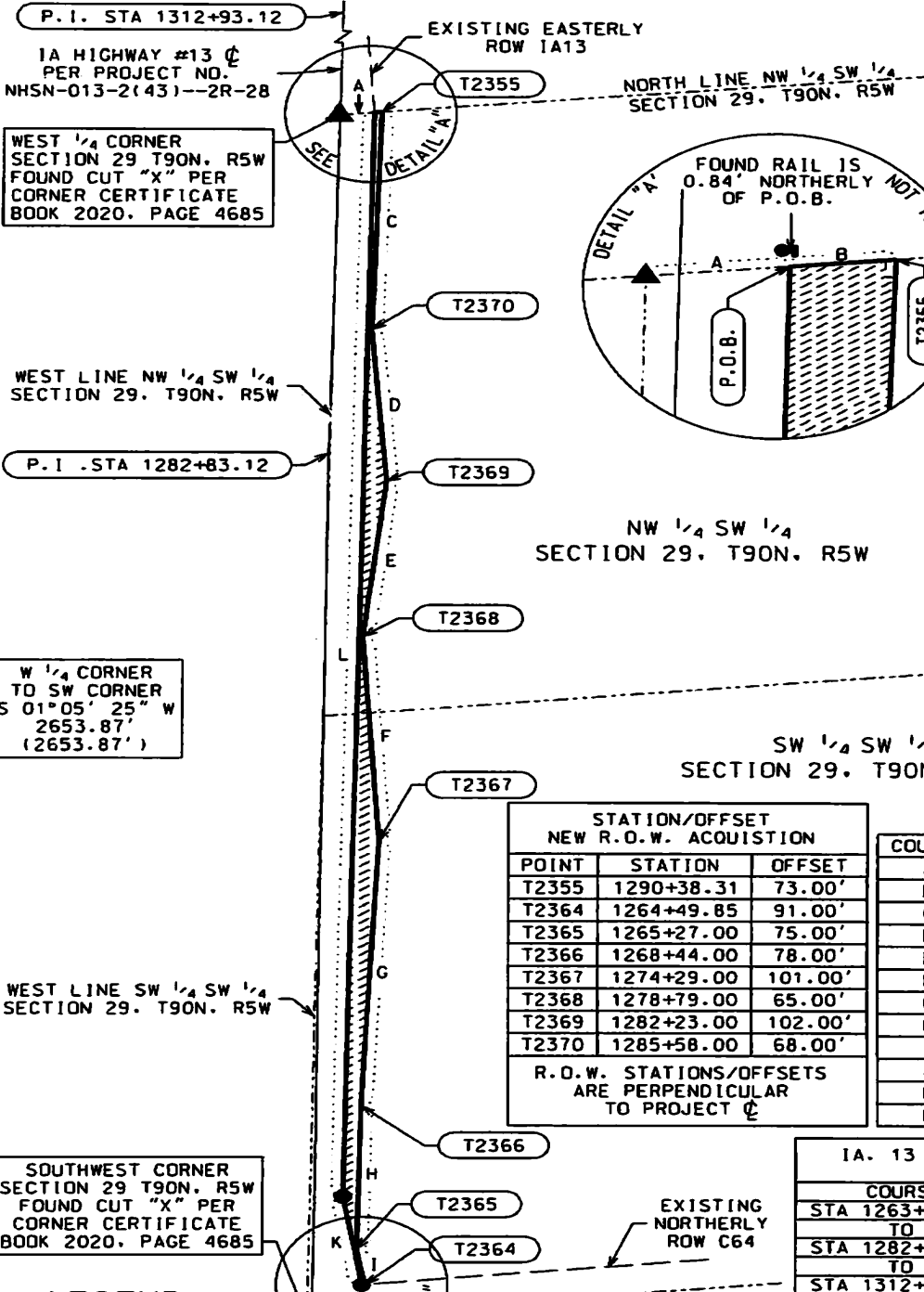
Iowa Department of Transportation
ACQUISITION PLAT
EXHIBIT "A"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 40
 SECTION 29 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE 1.41 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM Swanson Family Farms Corp

PARCEL 40 ACREAGE SUMMARY TABLE
SECTION 29, T90N, R5W

LOCATION	NEW R.O.W.
NW 1/4 SW 1/4	0.53 AC. ±
SW 1/4 SW 1/4	0.88 AC. ±
TOTAL	1.41 AC. ±



STATION/OFFSET
NEW R.O.W. ACQUISITION

POINT	STATION	OFFSET
T2355	1290+38.31	73.00'
T2364	1264+49.85	91.00'
T2365	1265+27.00	75.00'
T2366	1268+44.00	78.00'
T2367	1274+29.00	101.00'
T2368	1278+79.00	65.00'
T2369	1282+23.00	102.00'
T2370	1285+58.00	68.00'

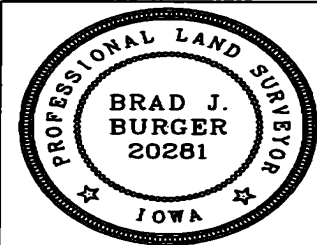
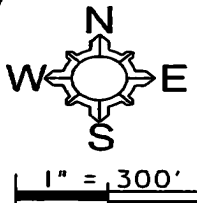
R.O.W. STATIONS/OFFSETS
ARE PERPENDICULAR
TO PROJECT C

COURSE	BEARING	DISTANCE
A	N 85° 04' 06" E	61.25'
B	N 85° 04' 06" E	13.37'
C	S 01° 56' 17" W	480.34'
D	S 04° 34' 27" E	335.75'
E	S 06° 53' 57" W	345.98'
F	S 03° 48' 49" E	451.44'
G	S 03° 00' 42" W	585.45'
H	S 01° 18' 09" W	317.01'
I	S 10° 57' 20" E	78.80'
J	S 84° 42' 03" W	5.16'
K	N 09° 51' 30" W	198.22'
L	N 01° 11' 31" E	2392.15'

IA. 13 CENTERLINE DATA FOR PROJECT NO.
NHSN-013-2(43)--2R-28

COURSE	BEARING	DISTANCE
STA 1263+76.70 TO STA 1282+83.12	N 00° 45' 37" E	1906.42'
STA 1282+83.12 TO STA 1312+93.12	N 01° 20' 30" E	3010.00'

- LEGEND**
- FOUND ROW RAIL
 - R.O.W. LINE
 - FOUND 5/8" REBAR WITH ALUMINUM CAP
 - - - SECTION LINE AND OR 1/4 SECTION LINE
 - () RECORDED AS
 - P.O.B. POINT OF BEGINNING
 - ▨ PERMANENT EASEMENT



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

Brad J. Burger 8/17/2022
 Brad J. Burger Date
 License number 20281
 My license renewal date is December 31, 2022
 Pages or Sheets covered by this seal: Sheet 1 of 1

DATE DRAWN: 7/10/2022 DCF