

Recorded: 2/20/2024 at 2:06:35.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 382



Prepared by & Return To: Stacia L. Turner, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, 515-239-1269
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 Eleven Thousand Six Hundred Twenty Five AND NO/100----(\$ 11,625.00)----DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, **SUN VALLEY FARMS PARTNERSHIP**, 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 Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty (20), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) P. M., 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 Southwest corner of Section Twenty (20), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) P. M., Delaware County, Iowa; thence North 86° 26' 22" East 74.61 feet along the South line of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty (20) to the existing Easterly right of way line of Iowa Highway 13 and the Point of Beginning; thence North 01° 37' 59" East 1324.11 feet along said existing Easterly right of way line to the North line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); thence North 85° 55' 27" East 23.81 feet along the North line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); thence South 05° 36' 48" East 252.70 feet; thence South 10° 05' 48" West 265.88 feet; thence South 00° 48' 57" East 208.19 feet; thence South 02° 50' 26" West 243.05 feet; thence South 07° 39' 09" West 162.89 feet; thence South 01° 30' 33" East 198.85 feet to the South line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); thence South 86° 26' 22" West 14.08 feet along the South line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) to the Point of Beginning, containing 0.75 acres more or less.

Note: The West line of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty (20), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) P. M., Delaware County, Iowa is assumed to bear North 01° 54' 40" East.

This easement is given in fulfillment of a certain Purchase Agreement dated _____, 20____, and recorded in the Delaware County Recorder's Office on _____, 20____, at Book _____, Page _____, as Document No. _____, except for those terms that survive the execution of this document.

The additional amount of \$ 481.00, 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 7-11-23, 2023

SUN VALLEY FARMS PARTNERSHIP

By: Daniel Tekippe (Sign in Ink)
DANIEL TEKIPPE, General Partner

(AFFIX CORPORATE SEAL ABOVE)

By: Mary Tekippe (Sign in Ink)
MARY TEKIPPE, General Partner

STATE OF Iowa, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on July 11, 2023, by Daniel Tekippe and Mary Tekippe, both as General Partners, respectively of Sun Valley Farms Partnership.



[Signature] (Sign in Ink)
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

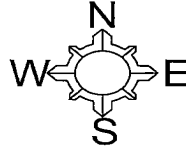
Iowa Department of Transportation

ACQUISITION PLAT
EXHIBIT "A"



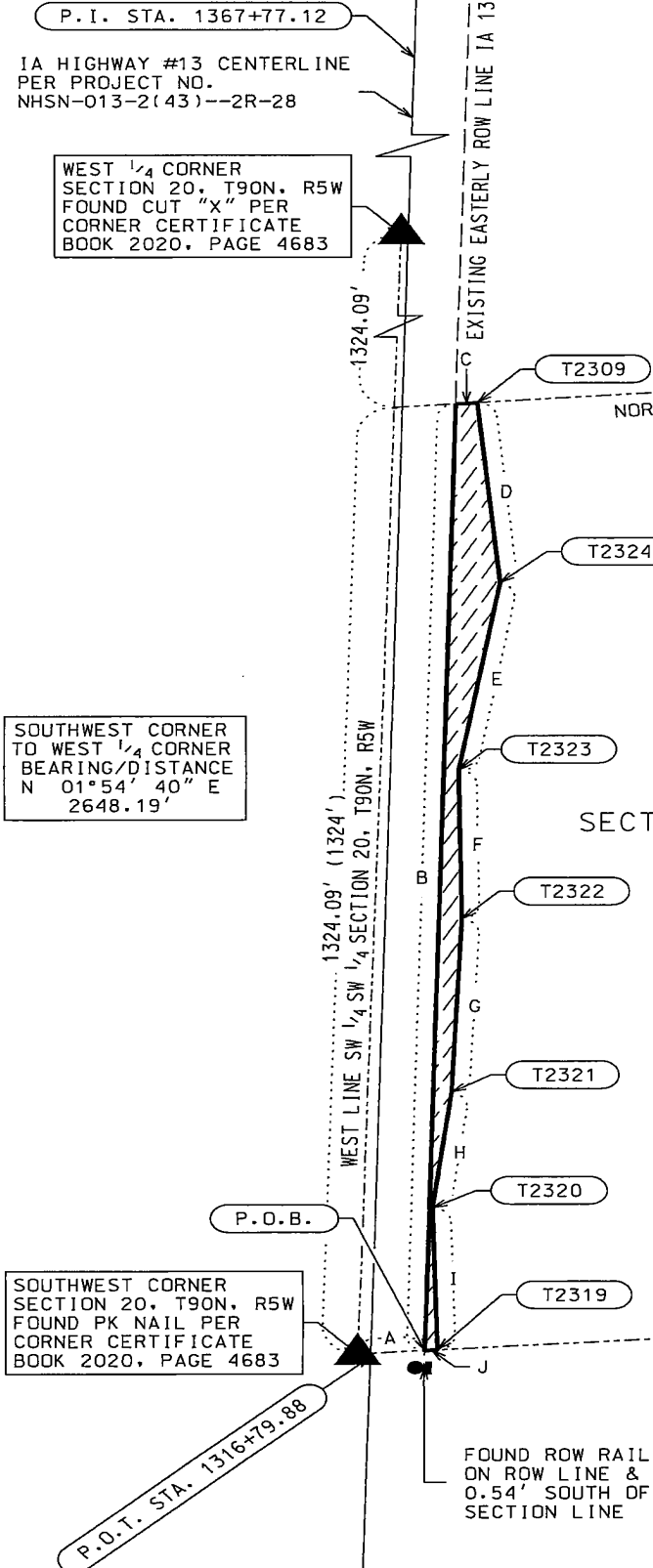
COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 44
 SECTION 20 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE 0.75 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM SUN VALLEY FARMS PARTNERSHIP

LOCATION	NEW R.O.W.
SW 1/4 SW 1/4	0.75 AC. ±
TOTAL	0.75 AC. ±



LEGEND

- FOUND R.O.W. RAIL
- R.O.W. LINE
- SECTION LINE AND OR 1/4 1/4 SECTION LINE
- () RECORDED AS P.O.B.
- PERMANENT EASEMENT



IA HIGHWAY #13 CENTERLINE
PER PROJECT NO.
NHSN-013-2(43)--2R-28

WEST 1/4 CORNER
SECTION 20, T90N, R5W
FOUND CUT "X" PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4683

SOUTHWEST CORNER
TO WEST 1/4 CORNER
BEARING/DISTANCE
N 01° 54' 40" E
2648.19'

SOUTHWEST CORNER
SECTION 20, T90N, R5W
FOUND PK NAIL PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4683

POINT	STATION	OFFSET
T2309	1330+16.66	83.00'
T2319	1316+91.45	74.00'
T2320	1318+90.00	63.00'
T2321	1320+52.00	80.00'
T2322	1322+95.00	85.00'
T2323	1325+03.00	76.00'
T2324	1327+66.00	115.00'

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

COURSE	BEARING	DISTANCE
A	N 86° 26' 22" E	74.61'
B	N 01° 37' 59" E	1324.11'
C	N 85° 55' 27" E	23.81'
D	S 05° 36' 48" E	252.70'
E	S 10° 05' 48" W	265.88'
F	S 00° 48' 57" E	208.19'
G	S 02° 50' 26" W	243.05'
H	S 07° 39' 09" W	162.89'
I	S 01° 30' 33" E	198.85'
J	S 86° 26' 22" W	14.08'

COURSE	BEARING	DISTANCE
STA 1316+79.88 TO STA 1367+77.12	N 01° 39' 43" E	5097.24'

1" = 200'

DATE DRAWN: 5/27/2022 DCF



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