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BOOK 2001 PAGE 877

Prepared By: Todd R. Hagan, P.E., Madison County Engineer, P.O. Box 152, Winterset, Iowa 50273, Telephone: (515) 462-1136

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EASEMENT FOR PUBLIC HIGHWAY

MICKLUTSLER
RECORDER
MADISON COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS

THAT STEPHEN G. PHILLIPS
of Madison County, State of Iowa in consideration of the sum of
Three Thousand Three Hundred Nineteen and 26/100----- DOLLARS-----(\$ 3,319.26)
in hand paid by MADISON COUNTY, IOWA, do hereby sell and convey unto the said MADISON COUNTY,
for road purposes and for use as a Public Highway, the following described premises situated in the County of
Madison, State of Iowa, to-wit:

PARCEL 1

That part of the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of
Section 15, Township 74 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described
as follows:

Commencing at the northwest corner of the Southeast Quarter of said Section 15;
thence on an assumed bearing of North 86 degrees 35 minutes 48 seconds East along the north line of the
Northwest Quarter of the Southeast Quarter of said Section 15 a distance of 294.36 feet to the point of beginning;
thence North 86 degrees 35 minutes 48 seconds East along said north line 1042.86 feet to the northwest corner of
the Northeast Quarter of the Southeast Quarter of said Section 15;
thence North 86 degrees 36 minutes 51 seconds East along the north line of the Northeast Quarter of the Southeast
Quarter of said section 15 a distance of 883.52 feet to the centerline of the proposed highway;
thence North 86 degrees 36 minutes 51 seconds East along said north line 387.58 feet to the centerline
of the proposed highway;
thence North 86 degrees 36 minutes 51 seconds East along said north line 66.16 feet to the northeast corner
of the Southeast Quarter of said Section 15;
thence South 00 degrees 11 minutes 39 seconds West along the east line of the Southeast Quarter of
said Section 15 a distance of 240.46 feet to the centerline of the proposed highway;
thence South 00 degrees 11 minutes 39 seconds West along said east line 107.01 feet;
thence South 89 degrees 59 minutes 48 seconds West 40.19 feet to the westerly right of way line
of the present highway;
thence North 17 degrees 02 minutes 51 seconds West 324.39 feet to the southerly right of way line
of the present highway;
thence South 87 degrees 18 minutes 51 seconds West along said southerly line 58.88 feet;
thence South 62 degrees 13 minutes 15 seconds West 334.85 feet;
thence South 89 degrees 42 minutes 07 seconds West 281.84 feet;
thence North 89 degrees 53 minutes 37 seconds West 300.17 feet;
thence North 86 degrees 05 minutes 32 seconds West 201.00 feet;
thence South 89 degrees 01 minutes 45 seconds West 299.39 feet;
thence North 86 degrees 45 minutes 25 seconds West 200.35 feet;
thence South 86 degrees 45 minutes 50 seconds West 398.86 feet;
thence South 87 degrees 38 minutes 03 seconds West 199.99 feet to the southerly right of way line
of the present highway;
thence North 03 degrees 48 minutes 10 seconds West 60.00 feet to the centerline of the proposed highway;
thence North 03 degrees 48 minutes 10 seconds West 7.13 feet to the point of beginning.
Said tract contains 6.06 acres including present highway and is subject to encumbrances of record.

and I hereby covenant with the said MADISON COUNTY that I am lawfully seized of said premises; that they
are free from encumbrance(s), that I have good and lawful authority to sell and convey the same, and I do
hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever
and the said , hereby relinquishes her right of dower in and to the premises
hereinbefore conveyed.

Signed this 21 day of February, A. D. 2001.

Stephen G. Phillips
Name: STEPHEN G. PHILLIPS

STATE OF IOWA, MADISON COUNTY, ss.

Name:

On this 21st day of February, 2001, before me, Patricia A. Spencer, a
Notary Public in and for said County and State personally appeared STEPHEN G. PHILLIPS, to me known
to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he
executed the same as his voluntary act and deed.

Patricia A. Spencer
Notary Public in and for said County

