

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



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✓ Prepared By: Todd R. Hagan, P.E., Madison County Engineer, 1105 E. Court Ave., Winterset, Iowa 50273, Telephone: (515) 462-1136

EASEMENT FOR PUBLIC HIGHWAY

KNOW ALL MEN BY THESE PRESENTS

THAT JIM D. & KAREN L. DECKER

of MADISON County, State of IOWA in consideration of the sum of
Four Thousand Three Hundred and Twenty One and 61/100----- DOLLARS-----(\$ 4,321.61)

in hand paid by MADISON COUNTY, IOWA, do hereby sell and convey unto the said MADISON COUNTY, a perpetual easement 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 4

A perpetual easement for road purposes and for the use as a public highway located in that part of the Southeast Quarter of the Southeast Quarter of Section 26, Township 74 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 26;
thence on an assumed bearing of North 00 degrees 31 minutes 09 seconds East along the easterly line of said Southeast Quarter of the Southeast Quarter 121.97 feet to the centerline of a Madison County Highway;
thence southwesterly 237.49 feet along the centerline of a Madison County Highway and a curve concave to the southeast and not tangent with the last described line, said curve has a radius of 850.00 feet, a central angle of 16 degrees 00 minutes and 31 seconds, chord bearing and length of South 88 degrees 08 minutes 07 seconds West 236.72 feet;
thence South 80 degrees 07 minutes 52 seconds West along said centerline 381.07 feet;
thence southwesterly 89.68 feet along said centerline and a curve concave to the northwest and tangent with the last described line, said curve has a radius of 2668.59 feet, a central angle of 01 degrees 55 minutes and 32 seconds, chord bearing and length of South 81 degrees 05 minutes 38 seconds West 89.68 feet;
thence South 00 degrees 31 minutes 01 seconds West 32.96 feet to the southerly line of the said Southeast Quarter of the Southeast Quarter;
thence South 89 degrees 49 minutes 39 seconds East along said southerly line 2.83 feet to the present right of way line of a Madison County Highway;
thence South 89 degrees 49 minutes 39 seconds East along said southerly line 668.57 feet to the present right of way line of a Madison County Highway;
thence South 89 degrees 49 minutes 39 seconds East along said southerly line 28.41 feet to the southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 26 and the point of beginning.

Said tract contains 1.44 acres including the present highway and is subject to encumbrances of record.

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

Signed this 13 day of Nov., A. D. 2015.

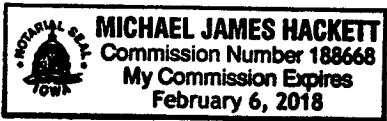
Name: JIM D. DECKER

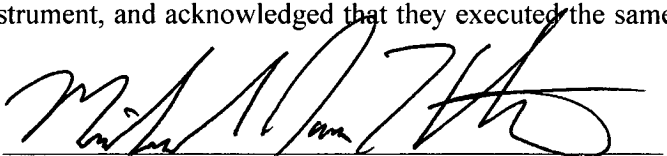
AND

Name: KAREN L. DECKER

STATE OF IOWA, MADISON COUNTY, ss.

On this 13 day of Nov., 2015, before me, the undersigned a Notary Public in and for said County and State personally appeared JIM D. & KAREN L. DECKER, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.




Name: _____
Notary Public in and for said County