



✓ 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
One Thousand Seven Hundred and Sixty Five and 28/100----- DOLLARS-----(\$ 1,765.28)

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 5

A perpetual easement for road purposes and for the use as a public highway located in that part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 74 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 25;
thence North 00 degrees 31 minutes 09 seconds East along the westerly line of said Southwest Quarter of the Southwest Quarter 121.97 feet to the centerline of a Madison County Highway;
thence southeasterly 130.50 feet along the centerline of a Madison County Highway and a curve concave to the southwest and not tangent with the last described line, said curve has a radius of 850.00 feet, a central angle of 8 degrees 47 minutes and 49 seconds, chord bearing and length of South 79 degrees 27 minutes 44 seconds East 130.38 feet;
thence South 75 degrees 03 minutes 49 seconds East along said centerline 240.77 feet;
thence southeasterly 8.45 feet along said centerline and a curve concave to the northeast and tangent with the last described line, said curve has a radius of 1000.00 feet, a central angle of 0 degrees 29 minutes and 03 seconds, chord bearing and length of South 75 degrees 18 minutes 21 seconds East 8.45 feet;
thence South 00 degrees 00 minutes 00 seconds East 34.04 feet to the present right of way line of a Madison County Highway and the southerly line of said Southwest Quarter of the Southwest Quarter;
thence North 89 degrees 58 minutes 51 seconds West along said southerly line 332.50 feet to the present right of way line of a Madison County Highway;
thence North 89 degrees 58 minutes 51 seconds West along said southerly line 37.59 feet to the southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 25 and the point of beginning.

Said tract contains 0.70 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.

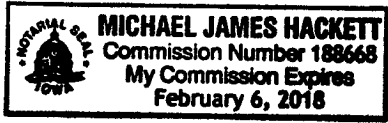
Name: JIM D. DECKER

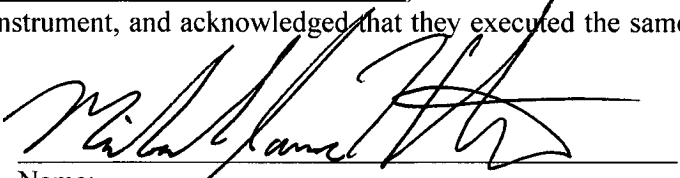
AND

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