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THIS DAY OF JULY 197 4

AUDITORS FEE \$ AUDITOR

FILED NO. 1063 BOOK 104 PAGE 55 1974 JUL - I AH 8: 23

MADISON COUNTY, IOWA

See #6 50

Form 478 (490) 906

WARRANTY DEED

Parcel No.	4
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Know	All	Men by	These	Presents: Tha	Lillian B	shop, sing	le, and Hob	son Bishop, s	ingle,
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of		Madison		Cou	nty, State of —	Iowa		in consideration	of the sum of
in hand p	and	other va	luable (	and no/100 considerations Commission, do he				/A, the following	
premises	s situate	d in the Co	unty of		Madis	ion.		State of Law	

A parcel of land located in the NE 1/4 NW 1/4 and SE 1/4 NW 1/4 of Section 35, T74N R28W of the 5th P.M., Madison County, Iowa, as shown on Right of Way Plat Exhibit. "A" attached hereto and by reference made a part hereof.

THE FEE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

Beginning at the SW Corner of said SE 1/4 NW 1/4; thence NO°00'E, 2627.2 ft. along the west lines of said SE 1/4 NW 1/4 and said NE 1/4 NW 1/4 to the NW Corner of said NE 1/4 NW 1/4; thence N89°40 1/2'E, 170.8 ft. along the north line of said NE 1/4 NW 1/4; thence S9°49 1/2'W, 214.0 ft.; thence S20°45 1/2'W, 159.8 ft.; thence S0°37 1/2'W, 1098.1 ft.; thence southerly, 643.4 ft. along a 46,768.4 ft. radius curve, concave easterly, and having a chord bearing S0°13 1/2'W, 643.4 ft.; thence S61°15 1/2'W, 22.8 ft. to a point the present easterly right of way of (old) Primary Road No. U.S. 169; thence S89°56 1/2'W, 17.0 ft. along said present easterly right of way line; thence S0°03 1/2'E, 150.0 ft. along said present easterly right of way line; thence S81°59 1/2'E, 78.4 ft.; thence southerly, 191.0 ft. along a 46,728.4 ft. radius curve, concave easterly, and having a chord bearing S0°29 1/2'E, 191.0 ft.; thence S0°36 1/2'E, 163.1 ft. to a point on the south line of said SE 1/4 NW 1/4; thence S89°40 1/2'W, 107.7 ft. along the south line of said SE 1/4 NW 1/4 to the Point of Beginning; containing 4.9 acres, more or less, of which 2.8 acres, more or less, is contained within existing road easements.

THE EASEMENT RIGHT, FOR HIGHWAY PURPOSES, GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

Commencing at the NW Corner of the NE 1/4 NW 1/4; thence N89°40 1/2'E, 711.7 ft. along the north line of said NE 1/4 NW 1/4; thence S0°19 1/2'E, 33.0 ft. to a point on the present southerly right of way of a local road running along the north line of said NE 1/4 NW 1/4, the Point of Beginning; thence S89°40 1/2'W, 546.8 ft. along said present southerly right of way line; thence S9°49 1/2'W, 73.7 ft.; thence N82°17'E, 564.5 ft. to the Point of Beginning; containing 0.5 acre, more or less.

This deed is executed, given and recorded in accordance with the terms of a certain real estate contract dated February 20, 1974, and recorded in the office of the Madison County Recorder on March 11, 1974, and occurring in Book 110, Page 350, or on file with the Iowa State Highway Commission in Ames, Iowa.

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And the grantors do hereby covenant with the said STATE OF IOWA that said grantors are lawfully seized of said premises; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever; and said grantors covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever, and each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as feminine or masculine gender, according to the context.

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P-3(8)21-61 RANTY DEED	et al		TO TOWA	, Notary	Auditor.	A D. 19 74 at	M., and Recorded in	Recorder Becorder Deputy.
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that they exec	uted the sa		STATE OF 10WA	taxation this day of A. D. 19	Auditor.	A D. 19 74 at	Recorded in	Main & Milhy Recorder
WARRANTY DEED	et al		STATE OF TOWA	for taxation this day of A. D. 19	Auditor.	A D. 19 74 at	M., and Recorded in	Maris & Meller Recorder Becorder Deputy.
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## IOWA STATE HIGHWAY COMMISSION

•	٥.	EXHIBIT "A"
COUNTY	Madiso	20 00
PROJECT NO.		3/8)2/-/-/
SECTION	35	TOWNSHIP 74N PARCEL NO. ZBKV
ROW - FEE	4,9 *	AC, EASE O.5 AC, EXCESS - FFF AC
ACQUIRED FROM	- LILLIAN	7.00 27.0000 1.00
	000	
* Include	0 28 FC.	evisting easements
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990491	12'W 73.7'	NO9040/2'E /170.0'
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	/	50450
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		NE14NW14
	61	
	27	Fos: 13Ac. Easement: 0.5 Ac.
	3	EXIST. ECOS: 1.4 AC
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	j	LESLIE J. LESLIE J.
		MAROUSEK W
•	!	6263
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		OWA washing
		DT Serol O
		I hereby certify that this plat is a true and accurate representation of the land herein des-
•		cribed, made by me or under my direct supervision,
		and that I am a duly registered Land Surveyor under the jawe, of the State of Jowa.
		Destir Maraisek 5-17.
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	2	SEPISIZIN 22.0' EXIST. EQG.: 1.4AC.
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	i	30°031/2'E 150.0'
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		30109
	{	L. 3/91.0 P. 46,728.4'
	· `\ \	P.C. 27192.8
	V	£150' 50°36' 2'E 165.1'
	8/4/	
	SKOV. SENN	5ta. 26+30.5
	JE1 10 V	2/50' 509°40'/2'W 107.7'
	• •	£61d) Primary Road No. U.S. 169
		Relocated Primary Road No.U.S.169
NX		
DATE DRAWN		SCALE FILMED