

ENTERED FOR TAXATION
 THIS 28 DAY OF Jan 1975
 AUDITORS FEE \$ 100
 George J. Abraham
 AUDITOR
 Bob Seitzinger
 DEPUTY AUDITOR

Compared

FILED NO. 99
 BOOK 104 PAGE 540

1975 JAN 28 AM 10:53

MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA

Form 478 7-74 3041

WARRANTY DEED

Parcel No. 23

Know All Men by These Presents: That T. Wayne Tilton and Eleanor S. Tilton, his wife,

of Woodbury County, State of Iowa, in consideration of the sum of Thirty-one Thousand Eight Hundred Forty and no/100-----(\$31,840.00)----- DOLLARS

and other valuable considerations in hand paid by Iowa State Highway Commission, do hereby sell and convey unto the STATE OF IOWA, the following described premises situated in the County of Madison / State of Iowa, to-wit:

A parcel of land located in the SW 1/4 SE 1/4 of Section 25, T76N, 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:

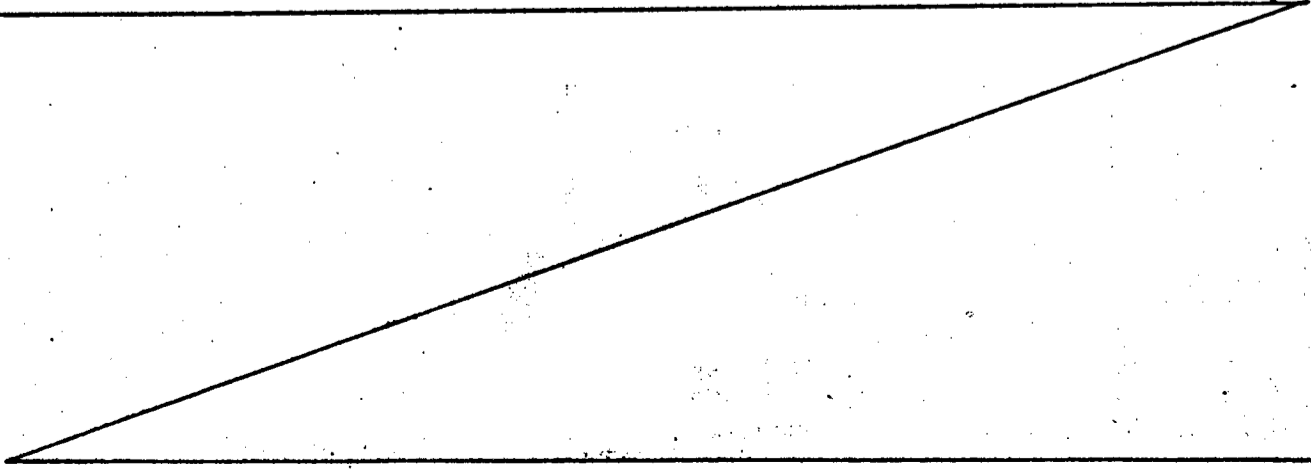
Beginning at the S 1/4 Corner of said Section 25; thence N90°00'E, 1317.9 ft. along the south line of the SE 1/4 of said Section 25; thence N0°07'W, 125.9 ft. along the east line of the SW 1/4 SE 1/4 of said Section 25; thence N88°43'W, 417.2 ft.; thence N89°43'W, 901.1 ft. to a point on the west line of the SW 1/4 SE 1/4 of said Section 25; thence S0°13'E, 139.7 ft. along said west line to the S 1/4 Corner of said Section 25, the Point of Beginning; containing 4.1 acres, more or less, of which 1.1 acres, more or less, are contained within present highway easements.

THE FEE SIMPLE TITLE GRANTED IS TO ACCESS RIGHTS DESCRIBED AS FOLLOWS:

All rights of direct access between Relocated Primary Road No. U.S. 169 and grantors' remaining property abutting thereon from Station 730+00.0+ (Property Line) to Station 743+18.1 + (Property Line) on the north side, reserving to the grantors the right of access at Station 737+00 and at Station 743+18.1, both on the north side.

The grantors represent, warrant and certify that neither of them has commenced an action for the dissolution of their marriage under the Iowa law.

This deed is executed, given and recorded in accordance with the terms of a certain real estate contract recorded in the office of the Madison County Recorder on July 15, 1974, and occurring in Book 110, Page 467, or on file with the Iowa State Highway Commission in Ames, Iowa, and in accordance with the terms of a certain supplemental real estate contract recorded in the office of the Madison County Recorder on October 15, 1974 and occurring in Book 111,



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.

Signed this 14th day of January, A.D. 1975.

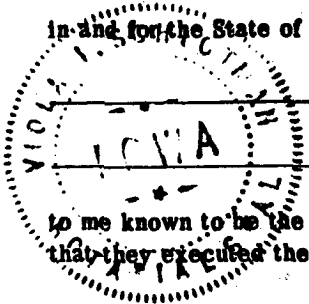
T. Wayne Tilton
T. Wayne Tilton

Eleanor S. Tilton
Eleanor S. Tilton

STATE OF IOWA Woodbury County

On this 14th day of January, 1975, before me, the undersigned, a Notary Public

in and for the State of Iowa, personally appeared T. Wayne Tilton and Eleanor S. Tilton



to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Viola J. Schlotman

Woodbury County, Notary Public in and for the State of Iowa

My commission expires September 30, 1975

STATE OF _____ County

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public

in and for the State of _____, personally appeared _____

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

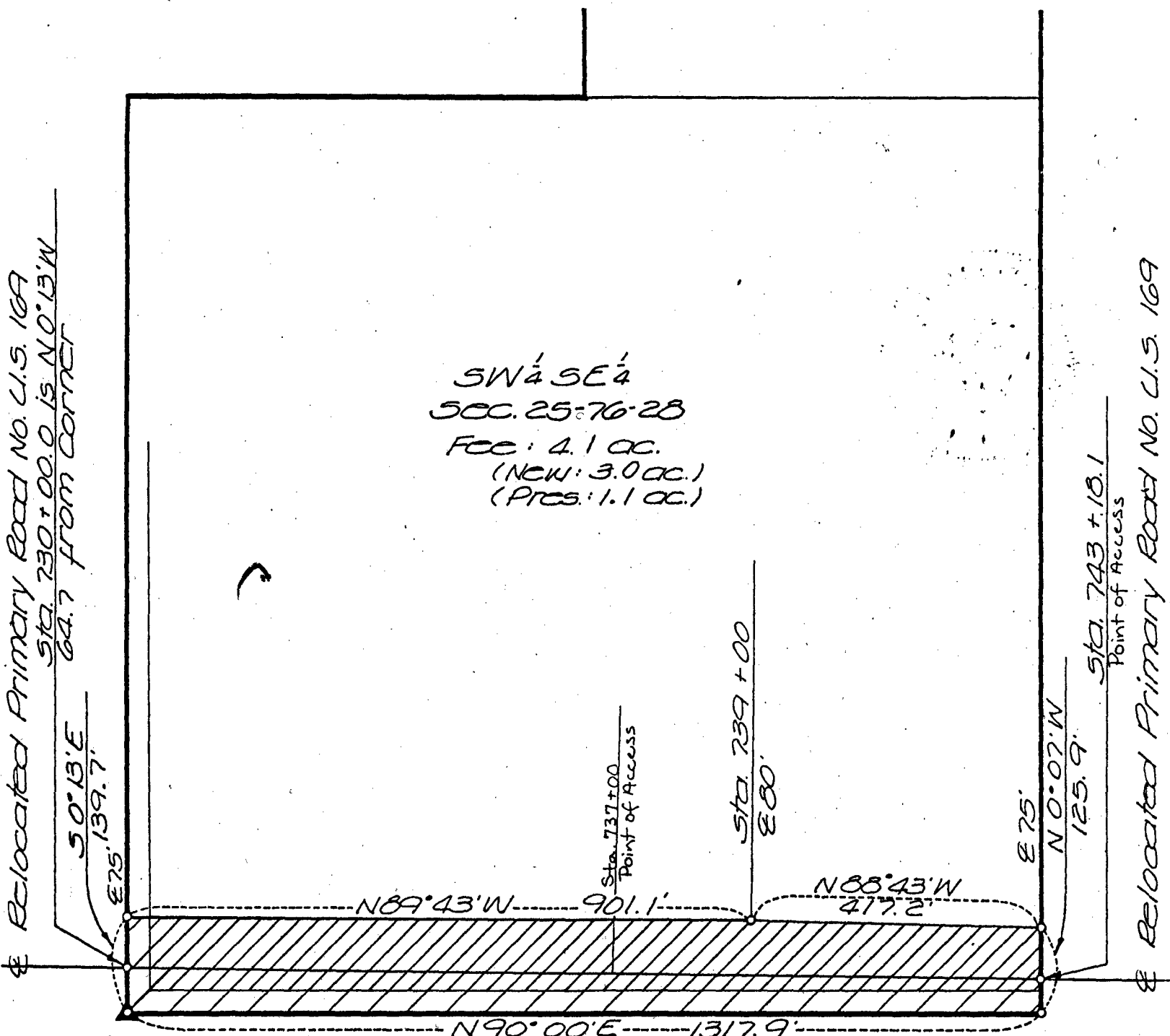
_____, Notary Public in and for the State of _____

Parcel No. <u>23</u>	County <u>Madison</u>	Project <u>FN-169-3(3)--21-61</u>
WARRANTY DEED		
TO		
STATE OF IOWA		
Entered for taxation this _____ day of _____	A. D. 19 _____	County Auditor.
Filed for Record on the <u>28</u> day of <u>January</u> , A. D. 19 <u>75</u> , at <u>10:53</u> o'clock <u>A.M.</u> , and Recorded in Book <u>104</u> of <u>Deeds</u> on Page <u>540</u>		
By <u>Mary E. Walcott</u> Recorder.		
By <u>Shirley L. Henry</u> Deputy.		

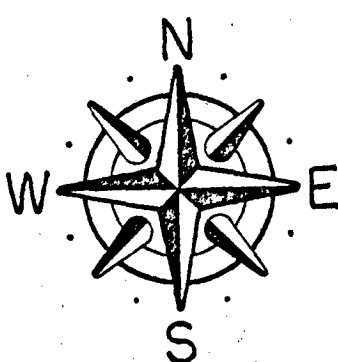
IOWA STATE HIGHWAY COMMISSION

RIGHT OF WAY PLAT EXHIBIT "A"

COUNTY Madison STATE CONTROL NO. 11-00
 PROJECT NO. FN-169-3(3)--21-61 PARCEL NO. 23
 SECTION 25 TOWNSHIP 76N RANGE 28W
 ROW - FEE * 4.1 AC, EASE _____ AC, EXCESS - FEE _____ AC
 ACQUIRED FROM T. Wayne Tilton
 * Includes 3.0 acres new right of way
1.1 acres present right of way

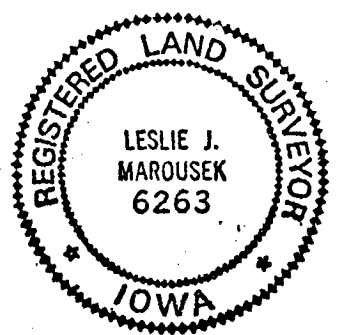


1/2 Corner
SEC. 25-76-28



I hereby certify that this plat is a true and accurate representation of the land herein described, made by me or under my direct supervision, and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

Leslie J. Marousek 10-16-74
 Leslie J. Marousek, Reg. No. 6263 Date



NX DATE DRAWN 9-25-74 SCALE 1" = 200' FILMED _____