

Deed Record, No. 93, Madison County, Iowa

MARSHALL PRINTING CO., MARSHALLTOWN, IOWA 52302

Carl J. Phearman & wife	#1856	Filed for record the 5 day of June
To		A. D. 1964 at 10:45 o'clock A. M.
	No Fee	
Madison County, Iowa		Mary E. Welty, Recorder
<u>EASEMENT FOR PUBLIC HIGHWAY</u>		

KNOW ALL MEN BY THESE PRESENTS: That Carl J. Phearman and Hazel Phearman, husband and wife of Madison County, State of Iowa in consideration of the sum of Two Hundred Ninety and 28/100 Dollars 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:

Beginning at the NW corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 8 T76N R28W of the 5th P.M.; thence east 40.0 feet; thence south 1811.5 feet; thence S2° 52'E 100.12 feet; thence southeasterly 1067.09 feet along a 671.25 foot radius curve concave northeasterly and having a central angle of 91° 05'; thence N88° 55'E 11.7 feet; thence S1° 05'E 45.0 feet; thence S88° 55'W 11.7 feet; thence S1° 05'E 40.0 feet; thence northwesterly 955.15 feet along a 756.25 foot radius curve concave northeasterly and having a central angle of 72° 21.9'; thence north 2154.19 feet to the point of beginning and containing 1.23 acres, more or less, exclusive of the present established highway.
Note: the west line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 8 T76N R28W is assumed to bear due north.

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and we hereby covenant with the said Madison County that we are lawfully seized of said premises; that they are free from incumbrance 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 Hazel Phearman hereby relinquishes her right of dower in and to the premises hereinbefore conveyed.

Signed this 5th day of May, A.D. 1964.

Carl J. Phearman
Carl J. Phearman
Hazel Phearman
Hazel Phearman

STATE OF IOWA, MADISON COUNTY, SS.

On this 5th day of May A.D. 1964, before me Fayola McKee a Notary Public in and for said County, personally appeared Carl J. Phearman and Hazel Phearman to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

(NOTARIAL SEAL)

Fayola McKee Notary Public
in and for said County.

For a valuable consideration, in hand paid by Madison County, Iowa, the undersigned hereby waives and quit claims unto the said county, for road and highway purposes, any interest he may have in the premises described in the foregoing instrument.

Signed this first day of June, A.D. 1964.

(CORPORATE SEAL)

COMPAKED

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY
By C. H. Morse
C. H. Morse Assistant Treasurer

acknowledgment