

Deed Record, No. 93, Madison County, Iowa

Harris W. Nichols & wife	#2312	Filed for record the 3 day of August
To		A. D. 1964 at 11:00 o'clock A. M.
Madison County, Iowa	No Fee	Mary E. Welty, Recorder
	<u>EASEMENT</u>	Shirley G. Henry, Deputy

KNOW ALL MEN BY THESE PRESENTS: That H. W. Nichols and Eva Pearl Nichols, husband and wife of Madison County, State of Iowa in consideration of the sum of Twenty-three and 10/100 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:

Commencing at the S½ corner of Sec. 10 T74N R27 W of the 5th P.M.; thence east 367.8 feet; thence N32°56'E 56.8 feet; thence N54°06'E 511.73 feet; thence N2°20'W 1496.72 feet; thence N16°08'W 326.29 feet; thence N1°23'W 496.01 feet to a point in the center of the present highway which is the point of beginning; thence N88°37'E 40.0 feet; thence N1°23'W 1131.09 feet; thence northeasterly 172.3 feet along a 198.8 foot radius curve concave southeasterly and having a central angle of 49°39.51'; thence N41°43.49'W 40.0 feet; thence southwesterly 206.91 feet along a 238.8 foot radius curve concave southeasterly and having a central angle of 49°39.51'; thence S1°23'W 1131.09 feet to the point of beginning and containing 0.21 acres, more or less, exclusive of the present established highway.
Note: the south line of the SE¼ Sec. 10 T74N R27W is assumed to bear due east.

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 Eva Pearl Nichols hereby relinquishes her right of dower in and to the premises hereinbefore conveyed.

Signed this 15 day of July, A.D. 1964.

Harris W. Nichols
H. W. Nichols
Eva Pearl Nichols
Eva Pearl Nichols

STATE OF IOWA, MADISON COUNTY, SS.

On this 15th day of July AD 1964, before me Anna E. Travis a Notary Public in and for said County, personally appeared Harris W. Nichols and Eva Pearl Nichols to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that

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they executed the same as their voluntary act and deed.

(NOTARIAL SEAL)

Anna E. Travis Notary Public
in and for said County.
ANNA E. TRAVIS
Notary Public in and for Madison County, Iowa.

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 3rd day of August, A.D. 1964.

UNION STATE BANK Winterset, Iowa
G. C. Cornick Asst V.P.

STATE OF IOWA, MADISON COUNTY, SS.

On this 3rd day of August A.D. 1964, before me Fayola McKee a notary public in and for said county personally appeared G. C. Cornick, Assistant Vice-President of Union State Bank, Winterset, Iowa to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

NOTARIAL
SEAL

Fayola McKee Notary Public
in and for Madison County.
