

Deed Record, No. 93, Madison County, Iowa

Carl J. Phearman & wife	#1494	Filed for record the 23 day of April
To		A. D. 1965 at 10:30 o'clock A. M.
	No Fee	Mary E. Welty, Recorder
Madison County, Iowa		Shirley G. Henry, Deputy

EASEMENT FOR PUBLIC HIGHWAY

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 Seventy-Four and 80/100 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 a point 729.9 feet east of the SW corner of the NW¼ SE¼ of Section 8 T76N R28 W of the 5th P.M.; thence south 45.0 feet; thence east 200.0 feet; thence S81°28'E 101.12 feet; thence east 100.0 feet; thence N85°23'E 186.6 feet; thence north 90.0 feet; thence west 572.0 feet; thence south 45.0 feet; thence west 14.0 feet to the point of beginning and containing 0.40 acres, more or less exclusive of the present established highway.
Note: the south side of the N¼ of the SE¼ Sec. 8 T76N R28W is assumed to bear due east and west.

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.

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MARSHALL PRINTING CO., MARSHALLTOWN, IOWA 52302

Signed this 2nd day of April, A.D. 1965.

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

STATE OF IOWA, MADISON COUNTY, SS.

On this 2nd day of April A.D. 1965, 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.

CONSENT TO EASEMENT

For a valuable consideration, John Hancock Mutual Life Insurance Company, a Massachusetts corporation having its principal place of business in the City of Boston, Suffolk County, Commonwealth of Massachusetts, hereby consents to the Easement for Public Highway, executed by Carl J. Phearman and Hazel Phearman, husband and wife, to Madison County, Iowa, a copy of which is attached hereto and made a part hereof, and hereby subordinates the lien of the mortgage executed by Lyle R. Powell and Irma Powell, husband and wife, and Ethyle Powell, a single woman, to John Hancock Mutual Life Insurance Company, dated April 24, 1951, and recorded on May 16, 1951 in Book 99 of Mortgages, Page 616 in the Office of the Recorder of the County of Madison and State of Iowa, to said Easement for Public Highway.

IN WITNESS WHEREOF, the said John Hancock Mutual Life Insurance Company has caused its corporate seal to be hereto affixed and these presents to be subscribed by W. E. Leary, one of its Assistant Treasurers, thereto duly authorized, this sixteenth day of April, 1965.

(CORPORATE SEAL) JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY
By W. E. Leary
W. E. Leary Assistant Treasurer

COMMONWEALTH OF MASSACHUSETTS COUNTY OF SUFFOLK) SS.

On this sixteenth day of April, 1965, before me, a Notary Public in and for said County and Commonwealth, personally appeared W. E. Leary, to me personally known, who, being by me duly sworn, did say that he is an Assistant Treasurer of John Hancock Mutual Life Insurance Company and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said W. E. Leary acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Witness my hand and notarial seal the date last above written.

(NOTARIAL SEAL) Thomas J. Foley
Thomas J. Foley Notary Public
in and for said Commonwealth
My commission expires May 14, 1971.

At a meeting of the Board of Directors of John Hancock Mutual Life Insurance Company, a quorum being present, held February 13, 1961, it was

VOTED: That the President, the Executive Vice President, any Senior Vice President, Vice President, Second Vice President, the Treasurer, any Assistant Treasurer, and the Financial Secretary of the Company, or any one of them, are hereby authorized to execute and seal with the corporate seal, acknowledge, and deliver any and all instruments required in connection with any investment, sale, or loan authorized by the Committee of Finance.

I hereby certify that the above is a true copy of vote passed February 13, 1961 by the Board of Directors of John Hancock Mutual Life Insurance Company; that the same still remains in full force and that W. E. Leary is an Assistant Treasurer of the Company, this sixteenth day of April, 1965.

COMPARED J. E. Ryder
J. E. Ryder Assistant Secretary