

Deed Record, No. 88, Madison County, Iowa

BOONE BLANK BOOK CO., BOONE, IOWA. 14111-54

John A. Garmon & wife	#3299	Filed for record the 5 day of October
To	Fee \$1.40 <input checked="" type="checkbox"/> G.H.	A. D. 1957 at 8:15 o'clock A. M.
State of Iowa	<u>WARRANTY DEED</u>	Mary E. Welty, Recorder

Know All Men by These Presents: That John A. Garmon and Grace O. Garmon, his wife of Madison County, State of Iowa, in consideration of the sum of Four hundred sixty and 00/100 (\$460.00) DOLLARS 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 $\frac{1}{4}$ of Sec. 12, T74N, R26W of the 5th P.M., Madison County, Iowa, lying on the south side of part of the following described centerline of Primary Road No. 400 as shown on Official plans for Project FN-345.

The centerline and centerline tangent, designated by station points 100 feet apart, numbered consecutively from west to east, is described as follows: Beginning at Sta. 160+22.3, a point 34.4 ft. northerly of the W $\frac{1}{4}$ corner of said Sec 12, on the west line thereof, thence S87°10'E 913.6 ft. to Sta. 169+35.9, thence easterly 600.0 ft. along a 6,486.8 ft. radius curve concave northerly and tangent to the preceding and following courses to Sta. 175+35.9, thence N87°32'E 834.6 ft. to Sta. 183+70.5, thence easterly 1000.00 ft. along a 12,501.8 ft. radius curve concave southerly and tangent to the preceding and following courses to Sta. 193+70.5, thence S87°53'E 1,946.7 ft. to Sta. 213+17.2 tangent, a point 46.0 ft. southerly of the E $\frac{1}{4}$ corner of said Sec. 12, on the east line thereof.

Said parcel is described as follows: All that part of the SW $\frac{1}{4}$ lying north of a line beginning at a point 150 ft. normally distant southerly from centerline on the west line of said SW $\frac{1}{4}$, thence to a point 80 ft. normally distant southerly from Sta. 163+00, thence parallel to or concentric with centerline to a point 80 ft. radially distant southerly from centerline, on the east line of said SW $\frac{1}{4}$.

Said parcel contains 2.30 acres, more or less, exclusive of present established road along the north side thereof.

Note: A straight line between the E $\frac{1}{4}$ corner and the W $\frac{1}{4}$ corner of said Section 12 is assumed to bear east and west.

Grantor hereby relinquishes all rights of direct access between

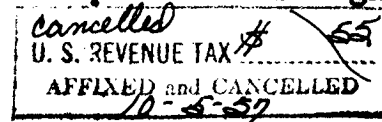
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Primary Road No. 400 and grantor's remaining property adjacent thereto excepting and reserving to the grantor a field entrance at Sta. 171+00 and at Sta. 182+56, on the south side, provided that if and when a frontage road is constructed, said entrances shall be connected to the frontage road only. This covenant shall run with the title to the land and shall be binding on the grantor, his heirs, successors and assigns.

and we hereby covenant with the said STATE OF IOWA 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 warrant and will defend the title to said premises against the claims of all persons whomsoever, and the said Grace O. Garmon hereby relinquishes her right of dower in and to the premises hereinbefore conveyed.

Signed this 1 day of October, A.D. 1957.



John A. Garmon
Grace O. Garmon

STATE OF IOWA MADISON COUNTY,

On this 1 day of October, A.D. 1957, before me M. S. Creger, a Notary Public in and for Madison County, State of Iowa, personally appeared John A. Garmon & Grace O. Garmon 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)

M. S. Creger Notary Public
in and for Said County.

IOWA STATE HIGHWAY COMMISSION AMES, IOWA 1957 SEP 12 AM 8:32 RECEIVED

COMPARED