

Rufus Baker and Alta M.
Baker, joint owners
To
State of Iowa

#1066
Fee \$.90 ✓

Filed for record the 22 day of March
A.D. 1944 at 10:54 o'clock A.M.
Pearl E. Shetterly, Recorder

EASEMENT FOR PUBLIC HIGHWAY

KNOW ALL MEN BY THESE PRESENTS: That Rufus Baker and Alta M. Baker, husband and wife, joint owners, of Madison County, State of Iowa, in consideration of the sum of One Hundred Twenty-seven and 25/100 DOLLARS in hand paid by Iowa State Highway Commission, do hereby sell and convey unto the STATE OF IOWA, 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 S.E. Corner of the S.E.¹/₄-N.E.¹/₄ of Section 25, Township 77 North, Range 28 West, thence West 0.9 feet to the centerline of Highway U.S.#169, thence Northwesterly 266.2 feet along a 2292.0 foot radius curve concave Southwesterly and tangent at its beginning to a line with a bearing of North 26°11¹/₂' West, thence North 32°51' West 783.1 feet, thence North 0°18' West 120.8 feet, thence South 32°51' East 685.2 feet, thence South 44°43' East 263.9 feet, thence South 247.0 feet to the point of beginning and containing 0.63 acres more or less exclusive of the present established highway and lying wholly within the S.E.¹/₄-N.E.¹/₄ of said Section 25.

NOTE: The bearing of the East line of the N.E.¹/₄ of Section 25, Township 77 North, Range 28 West is taken as due North.

Also: Beginning at the S.W. Corner of the S.W.¹/₄-N.W.¹/₄ of Section 30, Township 77 North, Range 27 West, thence North 247.0 feet, thence South 33°37' East 296.6 feet, thence West 164.2 feet to the point of beginning and containing 0.42 acres more or less exclusive of the present established highway and lying wholly within the S.W.¹/₄-N.W.¹/₄ of said Section 30.

NOTE: The bearing of the West line of the N.W.¹/₄ of Section 30, Township 77 North, Range 27 West, is taken as due North.

It is agreed between the parties that the grantor herein may continue in the possession and use of the right of way acquired herein untill such time as grantee desires to utilize the same; and grantor agrees to move his fence from the right of way acquired within 15 days of receipt of verbal notice from the Engineer so to do and without expense to the grantee and further specifically waives the 60 days notice otherwise required by statute.

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 covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, and the said Rufus Baker and Alta M. Baker hereby relinquishes right of dower in and to the premiese hereinbefore conveyed.

Signed this 18th day of March A.D. 1944.
STATE OF IOWA, Madison County,)ss.

Rufus Baker
Alta M. Baker

On this 18 day of Mar A.D. 1944, before me Esther Cochran a Notary Public in and for Madison County, State of Iowa personally appeared Rufus Baker and Alta M Baker 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)

Esther Cochran
Notary Public in and for said County.

EASEMENT PRIORITY AGREEMENT

For a good and valid consideration the Union State Bank of Winterset a corporation, duly incorporated under the laws of the State of Iowa, agrees that the easement for road purposes, and for use as a public highway, granted the State of Iowa, in and to the premises described in the instrument on the reverse side hereof, shall be superior to the lien of the mortgage recorded in Book 89, Page 634, of the records in the office of the Recorder of Madison County, Iowa, at Winterset, Iowa.

Attest: N E Hollen Asst Cashier
(CORPORATE SEAL)
STATE OF IOWA COUNTY OF MADISON)SS.

UNION STATE BANK, Winterset, Iowa
By H L Paull, its Cashier

On this 18 day of Mar. A.D. 1944, before me Esther Cochran a Notary Public in and for said county, personally appeared H L Paull and N. E. Hollen, to me personally known who being by me duly sworn did say that they are the Cashier and Asst Cashier respectively of the said Union State Bank, Winterset, a corporation duly organized under the laws of the State of Iowa, and that the seal affixed to said instrument is the seal of said corporation and that said instrument was signed and sealed on behalf of said corporation, by authority of its board of directors; and the said H. L. Paull and N. E. Hollen acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Esther Cochran
Notary Public in and for said County. x