

F. J. Hibbs and wife	#1891	Filed for record the 15 day of May A.D. 1944 at 10:39 o'clock A.M.
To	Fee \$.70 ✓	
State of Iowa		Pearl E. Shetterly, Recorder

EASEMENT FOR PUBLIC HIGHWAY

KNOW ALL MEN BY THESE PRESENTS: That F. J. Hibbs and Beulah Hibbs, his wife of Madison County, State of Iowa, in consideration of the sum of Three Hundred Eighty-six and 50/100 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.W. corner of the S.E. $\frac{1}{4}$ -S.E. $\frac{1}{4}$ of Section 24, Township 77 North, Range 28 West, thence North 2632.6 feet along the West line of the East $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of said Section 24, thence South 89°32' East 51.3 feet, thence South 0°20' East 1059.4 feet, thence South 6°02½' East 301.5 feet, thence South 0°20' East 1000.0 feet, thence South 6°08' East 276.3 feet, thence North 89°14' West 124.4 feet to the point of beginning and containing 2.07 acres more or less exclusive of the present established highway and lying wholly within the E. $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of said Section 24.

NOTE: The bearing of the West line of the East $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of Section 24, Township 77 North, Range 28 West is taken as due North.

Also: Commencing at the E. $\frac{1}{4}$ corner of Section 25, Township 77 North, Range 28 West, thence North 27.1 feet to the tangent of U.S. Highway #169, thence North 32°51' West 1547.0 feet along the centerline of said highway to the point of beginning; thence North 32°51' West 290.3 feet, thence Northwesterly 1093.3 feet along a 1910.0 foot radius curve concave Northeasterly and tangent at its beginning to the preceeding course, thence North 0°03' West 39.8 feet, thence South 88°57' East 118.0 feet, thence South 5°51' East 551.4 feet, thence South 19°26' East 468.1 feet, thence South 32°51' East 388.0 feet, thence West 77.4 feet to the point of beginning and containing 1.37 acres more or less exclusive of the present established highway and lying wholly within the N.E. $\frac{1}{4}$ -N.E. $\frac{1}{4}$ of said Section 25.

NOTE: The bearing of the East line of the N.E. $\frac{1}{4}$ of Section 25, Township 77 North, Range 28 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 Beulah Hibbs hereby relinquishes right of dower in and to the premises hereinbefore conveyed.

Signed this 10 day of May A.D. Nineteen Hundred and forty four

F. J. Hibbs
Beulah Hibbs

STATE OF IOWA, Madison County,)ss.

On this 10 day of May A.D. 1944, before me W. G. Jackson a Notary Public in and for Madison County, State of Iowa personally appeared F. J. Hibbs and Beulah Hibbs 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.

SEAL

W G Jackson
Notary Public in and for said County.