

Marguerite NaLean

#763

To
State of Iowa

Fee \$.80

Filed for record the 9 day of March
A. D. 1945 at 10:39 o'clock A. M.
Pearl E. Shetterly, Recorder
Wilma M. Wade, DeputyFA-366D Madison
EASEMENT FOR PUBLIC HIGHWAY

KNOW ALL MEN BY THESE PRESENTS: That Marguerite NaLean, Widow of Madison County, State of Iowa, in consideration of the sum of Eight Hundred Thirty Seven & 60/100 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 N. E. Corner of Section 1, T76N, R28W of the 5th. P.M. thence South 1306.4 feet, thence West 69.6 feet, thence North $0^{\circ}01'$ West 543.0 feet, thence North $11^{\circ}19\frac{1}{2}'$ West 204.0 feet, thence North $11^{\circ}17\frac{1}{2}'$ East 204.0 feet, thence North $0^{\circ}01'$ West 363.4 feet, thence East 70.0 feet to the point of beginning and containing 0.68 acres more or less exclusive of the present established highway.

NOTE: The bearing of the East line of the NE $\frac{1}{4}$ of said Section 1 is taken as due North.

Also, beginning at the S.E. Corner of Section 36, T77N, R28W of the 5th. P.M. thence North $89^{\circ}56\frac{1}{2}'$ West 70.0 feet, thence North $1^{\circ}35\frac{1}{2}'$ East 238.7 feet, thence North $0^{\circ}48\frac{1}{2}'$ West 1422.7 feet, thence North $0^{\circ}53\frac{1}{2}'$ West 978.6 feet, thence East 98.7 feet, thence South 2639.7 feet to the point of beginning and containing 2.41 acres more or less exclusive of the present established highways.

NOTE: The bearing of the East line of the S.E. $\frac{1}{4}$ of said Section 36, is taken as due East.

Also, commencing at the N.W. Corner of Section 31, T77N, R27W of the 5th. P.M. thence East 523.8 feet along the North line of the NW $\frac{1}{4}$ of said Section 31, to the point of beginning, thence East 236.0 feet, thence South $18^{\circ}07\frac{3}{4}'$ West 586.6 feet, thence South $34^{\circ}03'$ West 537.0 feet thence Southeasterly 1054.9 feet along a 1840.0 foot radius curve concave Southeasterly and tangent to a line with a bearing of South $31^{\circ}40'$ West, thence South $0^{\circ}03'$ East 454.5 feet, thence South $1^{\circ}11'$ East 178.9 feet, thence West 22.3 feet to the West $\frac{1}{4}$ Corner of said Section 31, thence North $0^{\circ}19\frac{3}{4}'$ East 1309.7 feet along the West line of the NW $\frac{1}{4}$ of said Section 31, thence North $31^{\circ}40'$ East 489.5 feet, thence North $58^{\circ}20'$ West 70.0 feet, thence North $34^{\circ}18\frac{3}{4}'$ East 216.6 feet, thence North $7^{\circ}20'$ East 258.9 feet, thence North $41^{\circ}08\frac{1}{2}'$ East 286.6 feet, thence North $2^{\circ}27\frac{1}{2}'$ West 225.2 feet to the point of beginning and containing 3.88 acres more or less exclusive of the present established highway.

NOTE: The bearing of the North line of the NW $\frac{1}{4}$ of said Section 31 is taken as due East.

1. It is agreed between the parties that the grantor herein may continue in the possession and use of the right of way acquired herein until 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 I hereby covenant with the said State of Iowa that I am lawfully seized of said premises that they are free from incumbrance; that I have good and lawful authority to sell and convey the same, and I do hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

Signed this 7 day of March A.D. 1945.

Marguerite NaLean

State of Iowa, Madison County,)ss.

On this 7 day of March A.D. 1945, before me Charles D. VanWerden, a Notary Public in and for Madison County, State of Iowa personally appeared Marguerite NaLean to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as voluntary act and deed.

Charles D Van Werden
Notary Public in and for said CountyNOTARIAL
SEAL