Entered for taxation 31 day
of August A.D., 2009
Carla Becker, Auditor
By Debra Grafen, Deputy
Parcel # 110-15-00-011-00
110-22-00-002-00
89-204

Book 2009 Page 3414

Document 2009 3414 Type 03 006 Pages 8
Date 8/28/2009 Time 10:55:58AM
Rec Amt $44.00 Aud Amt $5.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Shelley A. Dugan, Easement Specialist, Phone (515) 284-4222
Natural Resources Conservation Service, 210 Walnut Street, Room 693, Des Moines, IA 50309

Return to: Thomas J. Hanson, Attorney at Law, Hanson & Werger, 401 East Main Street, Manchester, Iowa 52057-1717

Legal description on Page 7 & 8

Address for tax statement: No change of ownership – easement only. Current landowners will still be responsible for property taxes.

EXEMPT FROM TRANSFER TAX -- EASEMENT-- IOWA CODE SECTION 428A.2 (17)

U.S. DEPARTMENT OF AGRICULTURE
COMMODITY CREDIT CORPORATION

CCC-1255
6-25-00
OMB No. 0578-0013

WARRANTY EASEMENT DEED

WETLANDS RESERVE PROGRAM
AGREEMENT NO. 66-6114-9-9343

THIS WARRANTY EASEMENT DEED is made by and between **Leon Goerdt, a single person,** of 1351 Candle Road, Manchester, Iowa 52057 (hereafter referred to as the "Landowner"), Grantor(s), and the UNITED STATES OF AMERICA, by and through the Commodity Credit Corporation (CCC) (hereafter referred to as the "United States"), Grantee. The Landowner and the United States are jointly referred to as the "Parties". The acquiring agency of the United States is the Natural Resources Conservation Service (NRCS), United States Department of Agriculture.

Witnesseth

Purposes and Intent. The purpose of this easement is to restore, protect, manage, maintain, and enhance the functional values of wetlands and other lands, and for the conservation of natural values including fish and wildlife habitat, water quality improvement, flood water retention, groundwater recharge, open space, aesthetic values, and environmental education. It is the intent of the CCC to give the Landowner the opportunity to participate in the restoration and management activities on the easement area.

Authority. This easement deed acquisition is authorized by Title XII of the Food Security Act of 1985, as amended (16 U.S.C. Section 3837), for the Wetlands Reserve Program.

NOW THEREFORE, for and in consideration of the sum of **One Hundred Seventy-Two Thousand Eighteen Dollars ($172,018.00)**, the Grantor(s), hereby grants and conveys with general warranty of title to the UNITED STATES OF AMERICA and its assigns, the Grantee, forever, all rights, title and interest in the lands comprising the easement area described in Part I and appurtenant rights of access to the easement area, but reserving to the Landowner only those rights, title and interest expressly enumerated in Part II. It is the intention of the Landowner to convey and relinquish any and all other property rights not so reserved. This easement shall constitute a servitude upon the land so encumbered, shall run with the land in perpetuity, and shall bind the Landowner, (the Grantor(s)), their heirs, successors, assigns, lessees, and any other person claiming under them.

SUBJECT, however, to all valid rights of record, if any.

PART I. Description of the Easement Area. The lands encumbered by this easement deed, referred to hereafter as the easement area, are described on two Plats of Survey by David M. West, L.S., recorded on March 19, 2009, in Book 2009, Pages 1101 and 1102, in the office of the Delaware County Recorder. Reduced copies of said Plats of Survey are attached hereto as EXHIBIT A and incorporated herein by this reference.

TOGETHER with a right of access for ingress and egress to the easement area across adjacent or other properties of the Landowner. Such a right-of-way for access purposes is described in EXHIBIT B, which is appended to and made a part of this easement deed.

NONE

PART II. Reservations in the Landowner on the Easement Area. Subject to the rights, title, and interest conveyed by this easement deed to the United States, the Landowner reserves:

A. Title. Record title, along with the Landowner's right to convey, transfer, and otherwise alienate title to these reserved rights.

B. Quiet Enjoyment. The right of quiet enjoyment of the rights reserved on the easement area.

C. Control of Access. The right to prevent trespass and control access by the general public.

D. Recreational Uses. The right to undeveloped recreational uses, including hunting and fishing, and including leasing of such rights for economic gain, pursuant to applicable State and Federal regulations that may be in effect at the time.

E. Subsurface Resources. The right to oil, gas, minerals, and geothermal resources underlying the easement area, provided that any drilling or mining activities are to be located outside the boundaries of the easement area unless activities within the boundaries are specified in accordance with the terms and conditions of EXHIBIT C.

NONE

PART III. Obligations of the Landowner. The Landowner shall comply with all terms and conditions of this easement, including the following:

A. Prohibitions. Without otherwise limiting the rights of the United States acquired hereunder, it is expressly understood that the rights to the following activities and uses have been acquired by the United States and, unless authorized by the United States under Part IV, are prohibited of the Landowner on the easement area:

1. haying, mowing or seed harvesting for any reason;

2. altering of grassland, woodland, wildlife habitat or other natural features by burning, digging, plowing, disking, cutting or otherwise destroying the vegetative cover;
3. dumping refuse, wastes, sewage or other debris;
4. harvesting wood products;
5. draining, dredging, channeling, filling, leveling, pumping, diking, impounding or related activities, as well as altering or tampering with water control structures or devices;
6. diverting or causing or permitting the diversion of surface or underground water into, within or out of the easement area by any means;
7. building or placing buildings or structures on the easement area;
8. planting or harvesting any crop;
9. grazing or allowing livestock on the easement area; and
10. disturbing or interfering with the nesting or brood-rearing activities of migratory birds.

B. Noxious plants and pests. The Landowner is responsible for noxious weed control and emergency control of pests as required by all Federal, State and local laws. A plan to control noxious weeds and pests must be approved in writing by the CCC prior to implementation by the Landowner.

C. Fences. Except for establishment cost incurred by the United States and replacement cost not due to the Landowner's negligence or malfeasance, all other costs involved in maintenance of fences and similar facilities to exclude livestock shall be the responsibility of the Landowner.

D. Taxes. The Landowner shall pay any and all real property and other taxes and assessments, if any, which may be levied against the land.

E. Reporting. The Landowner shall report to the CCC any conditions or events that may adversely affect the wetland, wildlife, and other natural values of the easement area.

PART IV. Allowance of Compatible Uses by the Landowner.

A. General. The United States may authorize, in writing and subject to such terms and conditions the CCC may prescribe at its discretion, the use of the easement area for compatible economic uses, including, but not limited to, managed timber harvest, periodic haying, or grazing.

B. Limitations. Compatible use authorizations will only be made if, upon a determination by CCC in the exercise of its discretion and rights, that the proposed use is consistent with the long-term protection and enhancement of the wetland and other natural values of the easement area. CCC shall prescribe the amount, method, timing, intensity, and duration of the compatible use.

PART V. Rights of the United States. The rights of the United States include:

A. Management Activities. The United States shall have the right to enter unto the easement area to undertake, at its own expense or on a cost share basis with the Landowner or other entity, any activities to restore, protect, manage, maintain, enhance, and monitor the wetland and other natural values of the easement area. The United States, at its own cost, may apply to or impound additional waters on the easement area in order to maintain or improve wetland or other natural values.

B. Access. The United States has a right of reasonable ingress and egress to the easement area over the Landowner's property, whether or not the property is adjacent or appurtenant to the easement area, for the exercise of any of the rights of the United States under this easement deed. The authorized representatives of the United States may utilize vehicles and other reasonable modes of

transportation for access purposes. To the extent practical, the United States shall utilize the access identified in Part I.

C. Easement Management. The Secretary of Agriculture, by and through the CCC may delegate all or part of the management, monitoring or enforcement responsibilities under this easement to any entity authorized by law that the CCC determines to have the appropriate authority, expertise and resources necessary to carry out such delegated responsibilities. State or federal agencies may utilize their general statutory authorities in the administration of any delegated management, monitoring, or enforcement responsibilities for this easement. The authority to modify or terminate this easement (16 U.S.C. Section 3837e(b)) is reserved to the CCC in accordance with applicable law.

D. Violations and Remedies - Enforcement. The Parties agree that this easement deed may be introduced in any enforcement proceeding as the stipulation of the Parties hereto. If there is any failure of the Landowner to comply with any of the provisions of this easement deed, the United States or other delegated authority shall have any legal or equitable remedy provided by law and the right:

1. To enter upon the easement area to perform necessary work for prevention of or remediation of damage to wetland or other natural values; and,

2. To assess all expenses incurred by the United States (including any legal fees or attorney fees) against the Landowner, to be owed immediately to the United States.

PART VI. General Provisions.

A. Successors in Interest. The rights granted to the United States shall accrue to any of its agents, successors, or assigns. All obligations of the Landowner under this easement deed shall also bind the Landowner's heirs, successors, agents, assigns, lessees, and any other person claiming under them. All the Landowners who are parties to this easement deed shall be jointly and severally liable for compliance with its terms.

B. Rules of Construction and Special Provisions. All rights in the easement area not reserved by the Landowner shall be deemed acquired by the United States. Any ambiguities in this easement deed shall be construed in favor of the United States to effect the wetland and conservation purposes for which this easement deed is being acquired. The property rights of the United States acquired under this easement shall be unaffected by any subsequent amendments or repeal of the Wetlands Reserve Program. If the Landowner receives the consideration for this easement in installments, the Parties agree that the conveyance of this easement shall be totally effective upon the payment of the first installment.

TO HAVE AND TO HOLD, this Warranty Easement Deed is granted to the United States of America and its successors and assigns forever. The Landowner covenants that he, she, or they are vested with good title to the easement area and will warrant and defend the same on behalf of the United States against all claims and demands. The Landowner covenants to comply with the terms and conditions enumerated in this document for the use of the easement area and adjacent lands for access, and to refrain from any activity not specifically allowed or that is inconsistent with the purposes of this easement deed.

Dated this 28 day of August, 2009.

Landowner(s):) Leon Goerdt
)
)

Notarial acknowledgement in accordance with Iowa Code is required.

State of Iowa)
)ss.
County of Delaware)

This instrument was acknowledged before me on August 28, 2009 by Leon Goerdt.

Notary Public in and for said State

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2010

See next page for NRCS acceptance.

I, Richard Sims, being the duly authorized representative of the United States Department of Agriculture, Natural Resources Conservation Service, do hereby accept this Warranty Easement Deed with respect to the rights and duties of the United States.

)
) Richard Sims
) State Conservationist

State of Iowa)
)ss.
County of Polk)

This instrument was acknowledged before me on 17 - August - 2009 by Richard Sims, State Conservationist for the United States Department of Agriculture, Natural Resources Conservation Service.

Notary Public in and for said State Commission No. 199309

JOANNE E. BRUCE
My Commission Expires
11-10-2010
Commission No. 199309

This instrument was drafted by the Office of the General Counsel, U.S. Department of Agriculture, Washington, D.C. 20250-1400

OMB DISCLOSURE STATEMENT

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0578-0013. The time required to complete this information collection is estimated to average .69 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

NONDISCRIMINATION STATEMENT

The United States Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, sex, religion, age, disability, political beliefs, sexual orientation, or marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue S.W., Washington, D.C. 20250-9410 or call (202) 720-5964.

Book 2009 Page 1101

Document 2009 1101 Type 06 002 Pages 1
Date 3/19/2009 Time 3:23:51PM
Rec Amt $7.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA
CORALVILLE, IA 52241, 319-338-4939

Exhibit A – Page 1 of 2

PLAT OF SURVEY - WETLAND EASEMENT

TRACT "C"

PART OF THE SW 1/4 OF SECTION 15, T89N, R6W OF THE 5th P.M., DELAWARE COUNTY, IOWA

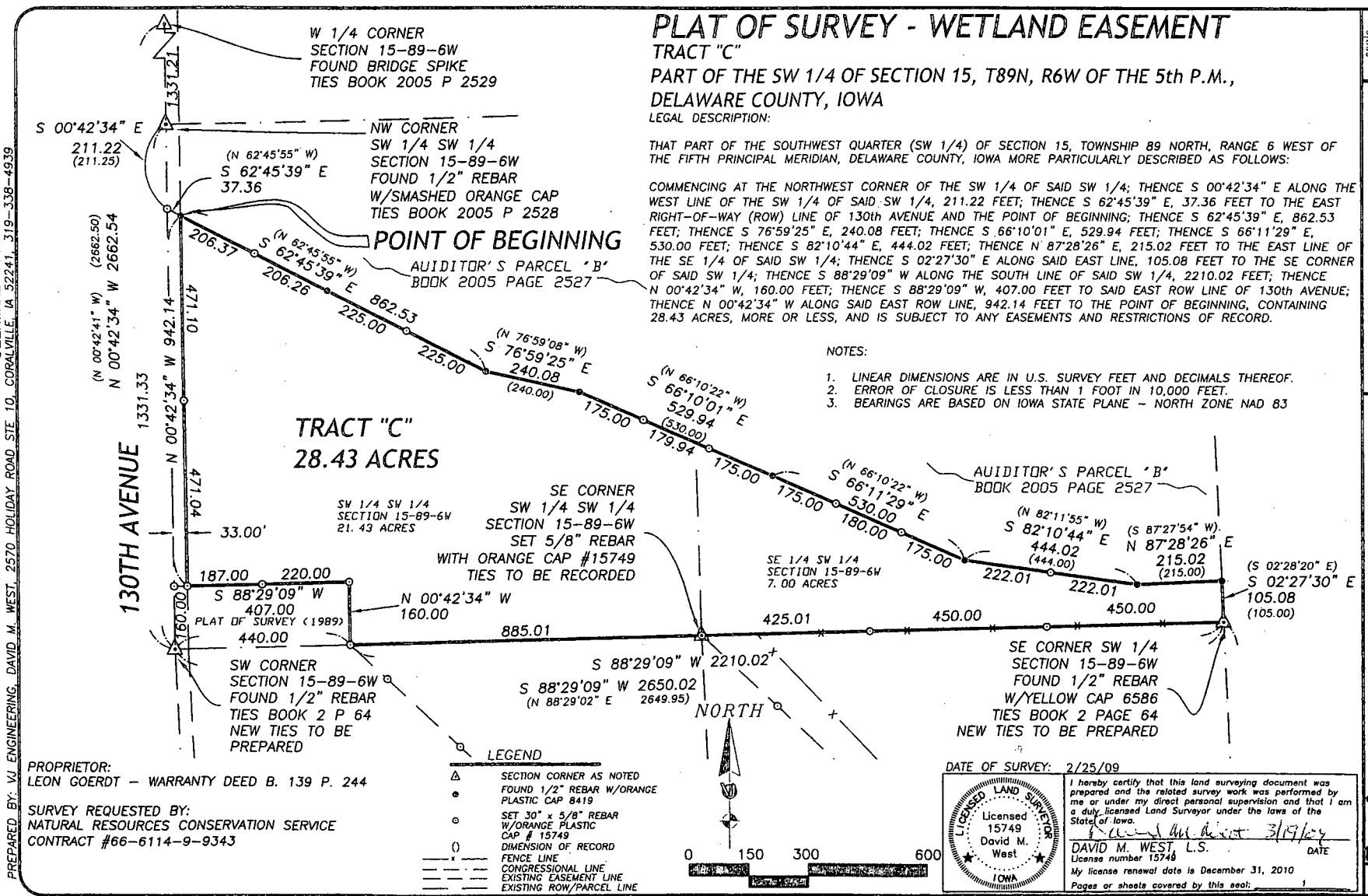
LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SW 1/4; THENCE S 00°42'34" E ALONG THE WEST LINE OF THE SW 1/4 OF SAID SW 1/4, 211.22 FEET; THENCE S 62°45'39" E, 37.36 FEET TO THE EAST RIGHT-OF-WAY (ROW) LINE OF 130th AVENUE AND THE POINT OF BEGINNING; THENCE S 62°45'39" E, 862.53 FEET; THENCE S 76°59'25" E, 240.08 FEET; THENCE S 66°10'01" E, 529.94 FEET; THENCE S 66°11'29" E, 530.00 FEET; THENCE S 82°10'44" E, 444.02 FEET; THENCE N 87°28'26" E, 215.02 FEET TO THE EAST LINE OF THE SE 1/4 OF SAID SW 1/4; THENCE S 02°27'30" E ALONG SAID EAST LINE, 105.08 FEET TO THE SE CORNER OF SAID SW 1/4; THENCE S 88°29'09" W ALONG THE SOUTH LINE OF SAID SW 1/4, 2210.02 FEET; THENCE N 00°42'34" W, 160.00 FEET; THENCE S 88°29'09" W, 407.00 FEET TO SAID EAST ROW LINE OF 130th AVENUE; THENCE N 00°42'34" W ALONG SAID EAST ROW LINE, 942.14 FEET TO THE POINT OF BEGINNING, CONTAINING 28.43 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES:

1. LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
2. ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 10,000 FEET.
3. BEARINGS ARE BASED ON IOWA STATE PLANE – NORTH ZONE NAD 83



LEGEND

- SECTION CORNER AS NOTED
- FOUND 1/2" REBAR W/ORANGE PLASTIC CAP 8419
- SET 30" x 5/8" REBAR W/ORANGE PLASTIC CAP # 15749
- () DIMENSION OF RECORD
- FENCE LINE
- CONGRESSIONAL LINE
- EXISTING EASEMENT LINE
- EXISTING ROW/PARCEL LINE

PROPRIETOR:
LEON GOERDT – WARRANTY DEED B. 139 P. 244

SURVEY REQUESTED BY:
NATURAL RESOURCES CONSERVATION SERVICE
CONTRACT #66-6114-9-9343

DATE OF SURVEY: 2/25/09

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

DAVID M. WEST, L.S. DATE
License number 15749
My license renewal date is December 31, 2010
Pages or sheets covered by this seal: 1

Licensed 15749 David M. West – Licensed Land Surveyor – Iowa

PREPARED BY: VJ ENGINEERING, DAVID M. WEST, 2570 HOLIDAY ROAD STE 10, CORALVILLE, IA 52241, 319-338-4939

scale 1" = 300'
drawn by DMW
date 3/19/09

PLAT OF SURVEY
TRACT C
PART OF THE SW 1/4 SECTION 15-89-6W

vj engineering
2570 holiday road
coralville, iowa - 319-338-4939

098014

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Exhibit A – Page 2 of 2

Book 2009 Page 1102

Document 2009 1102 Type 06 002 Pages 1
Date 3/19/2009 Time 3:24:39PM
Rec Amt $7.00

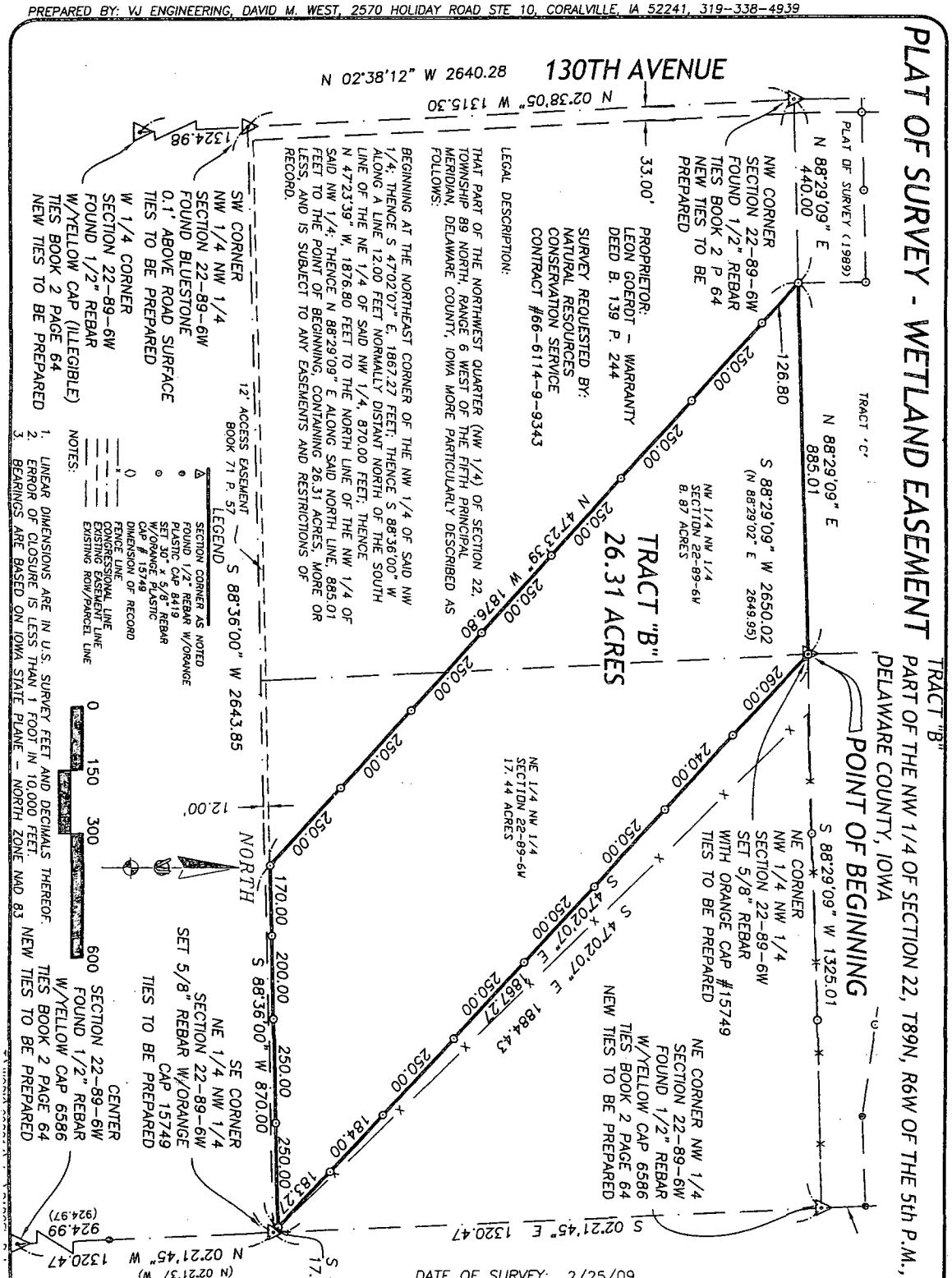
COPY

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY: VJ ENGINEERING, DAVID M. WEST, 2570 HOLIDAY ROAD STE 10, CORALVILLE, IA 52241, 319-338-4939

PLAT OF SURVEY - WETLAND EASEMENT

TRACT "B"
PART OF THE NW 1/4 OF SECTION 22, T89N, R6W OF THE 5th P.M.,
DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION:

THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SAID NW 1/4; THENCE S 47°02'07" E, 1867.27 FEET; THENCE S 88°36'00" W ALONG A LINE 12.00 FEET NORMALLY DISTANT NORTH OF THE SOUTH LINE OF THE NE 1/4 OF SAID NW 1/4, 870.00 FEET; THENCE N 47°23'39" W, 1876.80 FEET TO THE NORTH LINE OF THE NW 1/4 OF SAID NW 1/4; THENCE N 88°29'09" E ALONG SAID NORTH LINE, 885.01 FEET TO THE POINT OF BEGINNING, CONTAINING 26.31 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES:

1. LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
2. ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 10,000 FEET.
3. BEARINGS ARE BASED ON IOWA STATE PLANE – NORTH ZONE NAD 83

DATE OF SURVEY: 2/25/09

CENSED LAND SURVEYOR Licensed 15749 David M. West IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

DAVID M. WEST, L.S. DATE 3/19/09
License number 15749
My license renewal date is December 31, 2010
Pages or sheets covered by this seal: 1

vj engineering
2570 holiday road
coralville, iowa – 319-338-4939

PLAT OF SURVEY
TRACT B
PART OF THE NW 1/4 SECTION 22-89-6W

scale	
1" =	300'
drawn by	DMW
date	3/2/09

098014