Recorded: 9/16/2014 at 2:49:48.0 PM
Fee Amount: $17.00
Revenue Tax:
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2014 PG: 2305

IOWA DOT

Prepared by: Allyssa Sweeney, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1757
Return to: Allyssa Sweeney, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1757
Address Tax Statements: **Tax Exempt-IA Code Sec. 427.2** ROW Office, IDOT, 800 Lincoln Way, Ames, IA 50010

EASEMENT FOR PUBLIC HIGHWAY

For the consideration of TWO HUNDRED THIRTY AND NO/100-----($230.00)-----DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, **C & G PARTNERSHIP, an Iowa limited partnership**, does hereby grant to the **STATE OF IOWA,** a permanent easement for road purposes and for use as a Public Highway in, to, on, over and across the following described real estate in Delaware County, Iowa:

THE EASEMENT GRANTED FOR HIGHWAY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF LOT 1 OF LAMMERS ACRES, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5TH P.M., IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 88°26'55" WEST 166.47 FEET ALONG THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 20 AND THE SOUTH LINE OF LOT 1 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°26'55" WEST 25.00 FEET ALONG SAID SOUTH LINE OF LOT 1; THENCE NORTH 01°33'25" WEST 17.75 FEET; THENCE NORTH 88°26'55" EAST 25.00 FEET; THENCE SOUTH 01°33'25" EAST 17.75 FEET TO THE POINT OF BEGINNING; CONTAINING 444 SQUARE FEET MORE OR LESS.

This easement and a certain Warranty Deed to the State of Iowa), executed by the above named grantors, is given in fulfillment of a certain Agreement dated June 9, 2014, and recorded in the Delaware County Recorder's Office on June 16, 2014, at Book 2014, Page 1400, except for those terms that survive the execution of this document.

This easement and transfer is exempt from transfer tax. Iowa Code Sec. 428A.2(17).

This easement is being acquired for public purposes through eminent domain and a Declaration of Value is not required. Iowa Code Sec. 428A.1.

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the easement.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated September 12, 2014.

C & G Partnership, an Iowa limited partnership

(Sign in Ink)
Barry Goldshear, General Partner

(Sign in Ink)
Charles R. Clark, Jr. General Partner

STATE OF Connecticut, COUNTY OF Hartford, ss:

This instrument was acknowledged before me on September 12, 2014, by C & G Partnership.

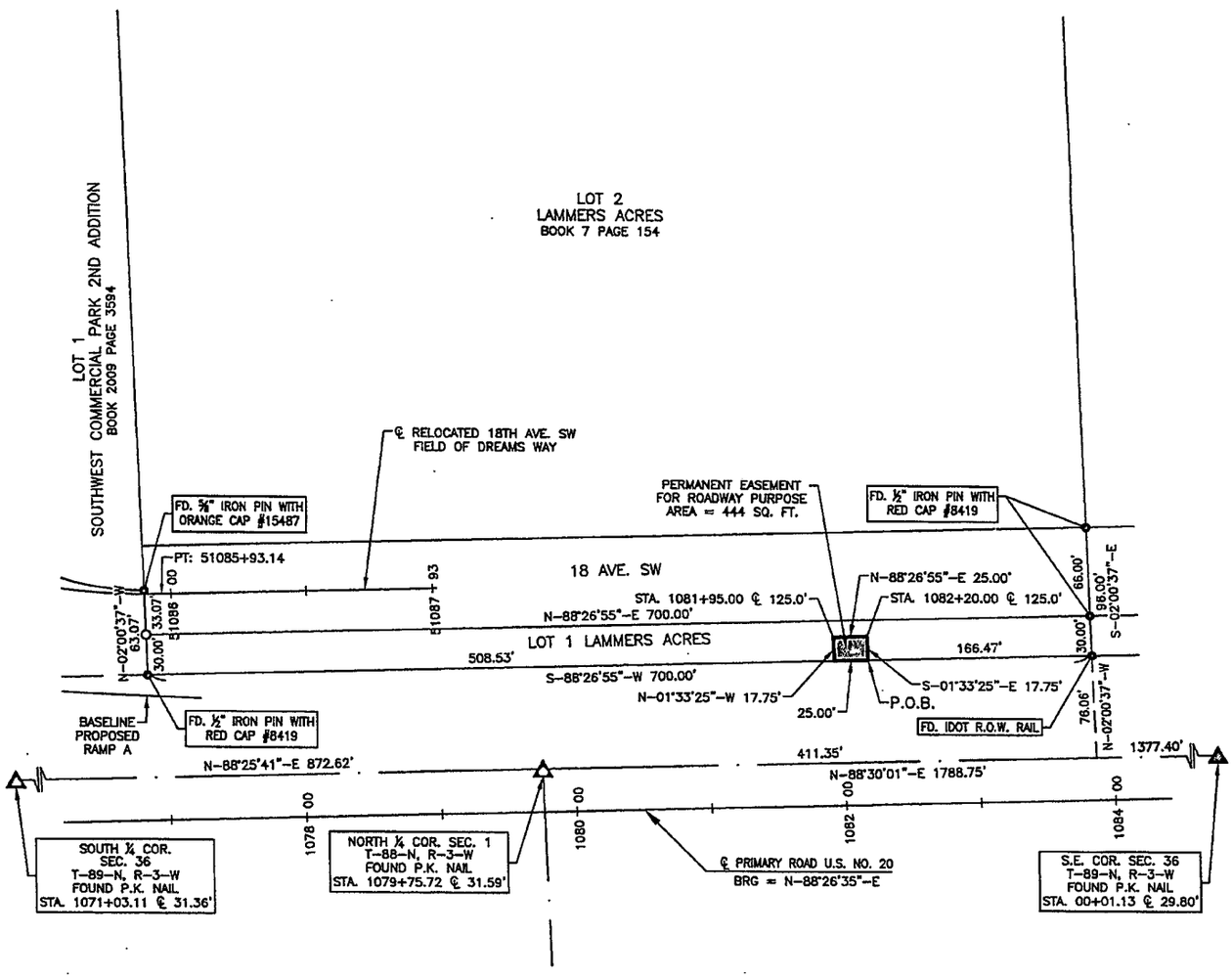
(Sign in Ink)
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A"

COUNTY DELAWARE STATE CONTROL NO. _____
PROJECT NO. NHSN-20-8(48)- -2R-28 PARCEL NO. 10
SECTION 36 TOWNSHIP 89-N RANGE 3-W
ROW-FEE _____ AC, EASE 0.01 (444 SQ. FT.) AC EXCESS-FEE _____ AC
ACCESS RIGHTS ACQUIRED - STA _____ STA _____ MAIN LINE _____ SIDE
ACCESS RIGHTS ACQUIRED - STA _____ STA _____ SIDE ROAD _____ SIDE

ACQUIRED FROM C & G Partnership, LLP



LEGEND

- ○ SET ½" X 36" REBAR WITH ORANGE CAP #15981
- △ SECTION CORNER, AS NOTED
- ● FOUND, AS NOTED

PROFESSIONAL LAND SURVEYOR
MATTHEW W. KRAUSE
15981
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.

MATTHEW W. KRAUSE LICENSE NO. 15981 DATE 2/28/14

My license renewal date is December 31, 2015.

Pages or sheets covered by this seal: 1 OF 1

SCALE: 1" = 120'
0' 30' 60' 120'

N

DATE DRAWN FEBRUARY 28, 2014 SCALE 1" = 120'

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