Recorded: 2/23/2015 at 1:20:42.0 PM
Fee Amount: $22.00
Revenue Tax: $178.40
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2015 PG: 446

Entered for taxation 24th day
of February A D 2015
Carla K. Becker, Auditor
By R. Hildebrand Deputy

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. 427.1** City Clerk's Office, 340 1st Ave E., Dyersville, IA 52040

WARRANTY DEED

For the consideration of ONE HUNDRED ELEVEN THOUSAND FIVE HUNDRED ONE AND NO/100-----($111,501.00)-----DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, **GARY G. WESSELS AND LORI WESSELS**, husband and wife, do hereby convey to the **CITY OF DYERSVILLE, IOWA,** the following described real estate in Delaware County, Iowa:

THE FEE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 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 SOUTH QUARTER CORNER OF SECTION 36; THENCE NORTH 02°13'51" WEST 744.43 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36 TO THE POINT OF BEGINNING; THENCE NORTH 66°37'18" WEST 464.66 FEET; THENCE SOUTH 22°50'08" WEST 539.82 FEET; THENCE SOUTH 83°50'01" WEST 311.01 FEET; THENCE SOUTH 67°16'58" WEST 166.21 FEET; THENCE SOUTH 70°04'13" WEST 617.14 FEET TO THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 20; THENCE SOUTH 88°27'16" WEST 484.44 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 76°15'47" EAST 246.19 FEET; THENCE NORTH 68°16'49" EAST 775.00 FEET; THENCE NORTH 64°35'58" EAST 313.04 FEET; THENCE NORTH 42°12'08" EAST 505.62 FEET; THENCE NORTH 70°23'44" EAST 140.07 FEET; THENCE NORTH 85°13'44" EAST 60.03 FEET; THENCE NORTH 37°47'46" EAST 221.92 FEET; THENCE NORTH 21°21'54" EAST 172.35 FEET; THENCE NORTH 88°01'23" EAST 167.10 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36; THENCE SOUTH 02°13'51" EAST 614.03 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING; CONTAINING 10.78 ACRES MORE OR LESS.

This deed, and a certain Warranty Deed to the State of Iowa are given in fulfillment of a certain Agreement dated January 12, 2015, and recorded in the Delaware County Recorder's Office on January 14, 2015, at Book 2015, Page 122, as Document No. ____, except for those terms that survive the execution of this document.

This land is being acquired for public purposes through eminent domain and a Declaration of Value is not required. Iowa Code Section 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 real estate.

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

Dated December 16, 2014.

Gary G Wessels (Sign in Ink)
Gary G. Wessels

Lori Wessels (Sign in Ink)
Lori Wessels

STATE OF Iowa, COUNTY OF Jones, ss:

This instrument was acknowledged before me on December 16, 2014, by Gary G. Wessels and Lori Wessels.

NOTARIAL SEAL IOWA
MATTHEW G MCQUILLEN
Commission Number 147941
My Commission Expires
November 04, 2015

Matthew G McQuillen (Sign in Ink)
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

ACQUISITION PLAT
EXHIBIT "A"

COUNTY DELAWARE STATE CONTROL NO. _____

PROJECT NO. NHSN-20-8(48)- -2R-28 PARCEL NO. 1

SECTION 36 TOWNSHIP 89-N RANGE 3-W

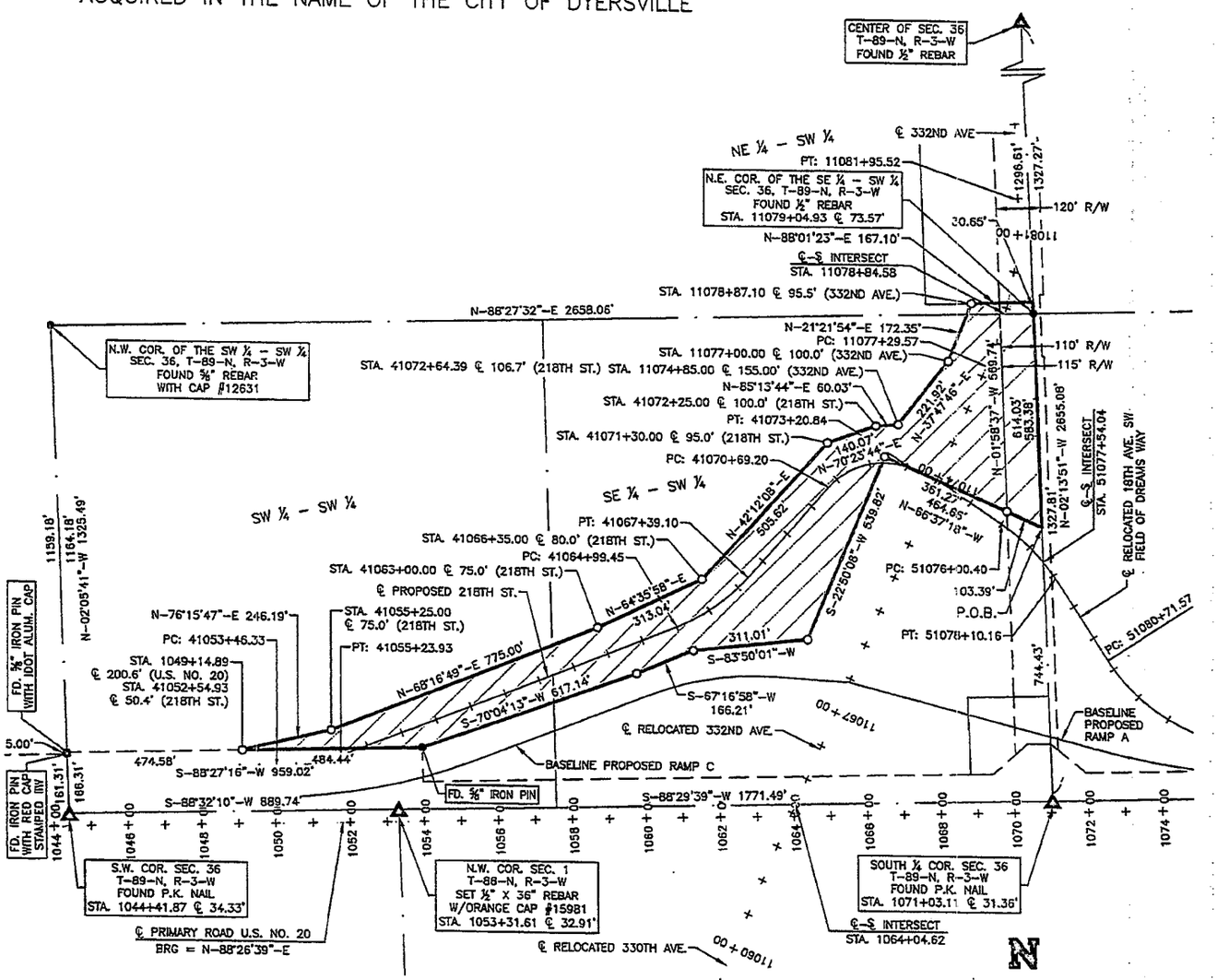
ROW-FEE 10.78* AC, EASE _____ AC EXCESS-FEE _____ AC

ACCESS RIGHTS ACQUIRED - STA _____ STA _____ MAIN LINE _____ SIDE

ACCESS RIGHTS ACQUIRED - STA _____ STA _____ SIDE ROAD _____ SIDE

ACQUIRED FROM Gary G. Wessels and Lori Wessels

* INCLUDING 1.25 ACRES WITHIN THE PRESENTLY ESTABLISHED RIGHT OF WAY. ACQUIRED IN THE NAME OF THE CITY OF DYERSVILLE



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.

9/30/14

MATTHEW W. KRAUSE LICENSE NO. 15981 DATE

My license renewal date is December 31, 2015.

Pages or sheets covered by this seal: 1 OF 1

SCALE: 1" = 400'
0' 100' 200' 400'

AREAS

TOTAL = 10.78 ACRES
NE ¼ - SW ¼ = 0.12 ACRES
SE ¼ - SW ¼ = 8.76 ACRES
SW ¼ - SW ¼ = 1.90 ACRES

LEGEND

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

DATE DRAWN SEPTEMBER 30, 2014 SCALE 1" = 400'