



Document 2020 3201

Book 2020 Page 3201 Type 06 001 Pages 2

Date 8/27/2020 Time 2:57:55PM

Rec Amt \$.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By: Todd R. Hagan, P.E., Madison County Engineer, 1105 E. Court Ave., Winterset, Iowa 50273, Telephone: (515) 462-1136

EASEMENT FOR PUBLIC HIGHWAY

KNOW ALL MEN BY THESE PRESENTS

THAT JON GELNER & JAMIE GELNER

of MADISON County, State of IOWA in consideration of the sum of

Three Thousand Five Hundred and Fifty Seven and 02/100----- DOLLARS-----(\$ 3,557.02)

in hand paid by MADISON COUNTY, IOWA, do hereby sell and convey unto the said MADISON COUNTY, 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:

PARCEL 3

That part of Parcel D recorded in Book 2009, Page 2889, Madison County Recorder's Office, Madison County, Iowa, located in the Northeast Quarter of the Southeast Quarter of Section 9, Township 75 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Southeast Quarter of Section 9 and the northeast corner of said Parcel D;
thence on an assumed bearing of South 0 degrees 17 minutes 14 seconds East along the easterly line of said Northeast Quarter of the Southeast Quarter and the easterly line of said Parcel D a distance of 552.27 feet to the point of beginning;
thence South 0 degrees 17 minutes 14 seconds East along said easterly lines 345.63 feet to the southeast corner of said Parcel D;
thence South 82 degrees 32 minutes 56 seconds West along the southerly line of said Parcel D 33.26 feet to the present right of way line of a Madison County Highway;
thence South 82 degrees 32 minutes 56 seconds West along said southerly line 17.85 feet;
thence South 67 degrees 02 minutes 27 seconds West along said southerly line 64.25 feet;
thence North 0 degrees 17 minutes 14 seconds West 76.77 feet;
thence North 11 degrees 01 minutes 22 seconds East 203.96 feet;
thence North 20 degrees 01 minutes 02 seconds East 106.63 feet to the present right of way line of a Madison County Highway;
thence North 89 degrees 42 minutes 46 seconds East 33.00 feet to the easterly line of said Northeast Quarter of the Southeast Quarter and the easterly line of said Parcel D and the point of beginning;

Said tract contains 0.67 acres including the present highway and is subject to encumbrances of record.

EASEMENT FOR PUBLIC HIGHWAY

and we hereby covenant with the said MADISON COUNTY that we are lawfully seized of said premises; that they are free from encumbrance(s) _____, 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 _____, hereby relinquishes his/her/their of dower in and to the premises hereinbefore conveyed.

Signed this 5 day of JUNE, A. D. 2020.

J. G.

Name: JON GELNER

AND

Jamie Gelner

Name: JAMIE GELNER

STATE OF IOWA)
) ss
COUNTY OF MADISON)

On this 5th day of June, 2020, before me, the undersigned a Notary Public in and for said County and State personally appeared JON GELNER & JAMIE GELNER, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Betty Jo Garner

Notary Public in and for said County and State of Iowa

