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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           JOHN A. WALKER & SHARON K. WALKER          

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

  One Thousand Four Hundred and Thirty Three and 68/100                   DOLLARS-----(\$ 1,433.68)

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 1

That part of Parcel A recorded in Book 2, Page 616, Madison County Recorder's Office, Madison County, Iowa, located in the Northwest Quarter of the Southwest Quarter of Section 10, Township 75 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:


Beginning at the southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 10 and the southwest corner of said Parcel A;  
thence on an assumed bearing of North 0 degrees 17 minutes 14 seconds West along the westerly line of said Parcel A and the westerly line of said the Northwest Quarter of the Southwest Quarter 446.54 feet to the northeast corner of said Parcel A;  
thence North 89 degrees 34 minutes 40 seconds East along the northerly line of said Parcel A, a distance of 33.00 feet to the present right of way line of a Madison County Highway;  
thence North 89 degrees 34 minutes 40 seconds East along said northerly line and said present right of way line 2.99 feet;  
thence North 81 degrees 13 minutes 04 seconds East along said northerly line 69.78 feet;  
thence South 0 degrees 17 minutes 14 seconds East 138.35 feet;  
thence South 44 degrees 16 minutes 40 seconds West 50.47 feet;  
thence South 0 degrees 23 minutes 07 seconds West 75.00 feet;  
thence South 10 degrees 11 minutes 57 seconds West 138.19 feet to the present right of way line of a Madison County Highway;  
thence South 1 degrees 26 minutes 36 seconds East along said present right of way line 68.74 feet to the southerly line of said Northwest Quarter of the Southwest Quarter and the southerly line said Parcel A;  
thence South 85 degrees 51 minutes 05 seconds West along said southerly lines 45.04 feet to the southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 10 and the southwest corner of said Parcel A and the point of point of beginning.

Said tract contains 0.75 acres including the present highway and is subject to encumbrances of record.

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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 14th day of June, A. D. 2020.

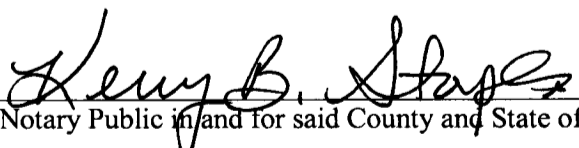
  
Name: JOHN A. WALKER

AND

  
Name: SHARON K. WALKER

STATE OF IOWA            )  
                                          ) ss  
COUNTY OF MADISON    )

On this 14th day of June, 2020, before me, the undersigned a Notary Public in and for said County and State personally appeared JOHN A. WALKER & SHARON K. WALKER, 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.

  
Notary Public in and for said County and State of Iowa

