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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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 MALLARD FLATS 2 LLC

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

One Thousand Five Hundred Twenty and 36/100----- DOLLARS-----(\$ 1520.36)

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 B recorded in Book 2001, Page 1587, Madison County Recorders Office, Madison County, Iowa, located in Government Lot 4, fractional Section 31, Township 77 North, Range 26 West of the Fifth Principal Meridian, and that part of Government Lot 4 located in fractional Section 31, Township 77 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the Southwest Corner of said Section 31 and the Southwest Corner of Government Lot 4; thence on an assumed bearing of North 0 degrees 30 minutes 34 seconds East along the westerly line of Government Lot 4 and the westerly line of said fractional Section 31 a distance of 112.55 feet to the point of beginning; thence North 0 degrees 30 minutes 34 seconds East along said westerly lines 496.22 feet; thence South 89 degrees 29 minutes 26 seconds East 39.92 feet to the present right of way line of a Madison County Highway and the westerly line of said Parcel B; thence South 5 degrees 22 minutes 15 seconds East 98.42 feet; thence South 16 degrees 11 minutes 23 seconds East 52.20 feet; thence South 0 degrees 30 minutes 34 seconds West 175.00 feet; thence South 15 degrees 26 minutes 27 seconds West 77.62 feet; thence South 0 degrees 30 minutes 34 seconds West 75.00 feet; thence South 12 degrees 48 minutes 25 seconds West 23.86 feet to the present right of way line of a Madison County Highway and the westerly line of said Parcel B; thence North 89 degrees 29 minutes 26 seconds West 39.92 feet to the the westerly line of Government Lot 4 and the westerly line of said fractional Section 31 and the point of beginning.

Said tract contains 0.62 acres including the present highway and is subject to encumbrances of record.

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 her right of dower in and to the premises hereinbefore conveyed.

Signed this 19th day of October, A. D. ~~2019~~ <sup>2020</sup>

Mallard Flats 2 LLC

Name: MALLARD FLATS 2 LLC  
by: LINDA A CARVER

Linda A Carver

AND

Name: \_\_\_\_\_

STATE OF IOWA, MADISON COUNTY, ss.

On this 19th day of October, ~~2019~~ <sup>2020</sup>, before me, the undersigned a Notary Public in and for said County and State personally appeared LINDA A CARVER, 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.



Kurt D Olson  
Name: \_\_\_\_\_  
Notary Public in and for said County