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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ Prepared By: Mike Hackett, P.E. & P.L.S., Madison County Engineer, 1105 E. Court Ave., Winterset, Iowa 50273, Phone: (515) 462-1136

EASEMENT FOR PUBLIC HIGHWAY

KNOW ALL MEN BY THESE PRESENTS

THAT BRADLEY M. ALLEN AND JILL ALLEN

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

Three Thousand Four Hundred and Seven and 78/100----- DOLLARS-----(\$ 3,407.78)

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 2

That part of the Northeast Quarter of the Northeast Quarter of Section 11, and that part of the Northwest Quarter of the Northwest Quarter of Section 12, Township 74 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 11;
thence on an assumed bearing of South 0 degrees 40 minutes 22 seconds West along the easterly line of said Northeast Quarter of the Northeast Quarter and the westerly line of said Northwest Quarter of the Northwest Quarter 501.58 feet to the point of beginning;
thence South 88 degrees 53 minutes 16 seconds East 62.46 feet;
thence South 85 degrees 04 minutes 25 seconds East 300.67 feet;
thence South 83 degrees 10 minutes 38 seconds East 100.50 feet to the present right of way line of a Madison County Highway;
thence South 01 degrees 06 minutes 44 seconds West 60.00 feet to the proposed and existing centerline of a Madison County Highway;
thence North 88 degrees 53 minutes 16 seconds West along said centerline 461.77 feet to the easterly line of said Northeast Quarter of the Northeast Quarter and the westerly line of said Northwest Quarter of the Northwest Quarter;
thence North 88 degrees 53 minutes 16 seconds West along said centerline 141.67 feet;
thence North 28 degrees 42 minutes 01 seconds East 67.70 feet;
thence North 28 degrees 42 minutes 01 seconds East 59.39 feet;
thence South 61 degrees 57 minutes 42 seconds East 50.00 feet;
thence South 88 degrees 53 minutes 16 seconds East 37.54 feet to the easterly line of said Northeast Quarter of the Northeast Quarter and the westerly line of said Northwest Quarter of the Northwest Quarter and the point of beginning.

Said tract contains 1.09 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 8TH day of AUGUST, 20 22 A.D.

Bradley M Allen
Name: BRADLEY M. ALLEN

AND

Jill Allen
Name: JILL ALLEN

STATE OF IOWA)
) ss
COUNTY OF MADISON)

On this 8TH day of AUGUST, 20 22, before me, the undersigned a Notary Public in and for said County and State personally appeared BRADLEY M. ALLEN AND JILL ALLEN, 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.

Brian Fairholm
Notary Public in and for said County and State of Iowa

