



Document 2023 2204

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,519.20

Rev Stamp# 321 DOV# 319

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$950,000

Preparer: Michael J. Moss, Assistant Attorney General, Ph: 515-239-1521

IOWA DEPARTMENT OF JUSTICE, General Counsel Division, 800 Lincoln Way, Ames, IA 50010

Address tax statement to: Property Tax Coordinator, DNR Realty Services

Wallace Bldg., 502 East 9th Street, Des Moines, IA 50319

RETURN ORIGINAL TO Rick Hansen at 2109 Northwestern Avenue, Ames, IA 50010

CORPORATE WARRANTY DEED

GRANTOR, Iowa Natural Heritage Foundation, a non-profit corporation organized under the laws of the State of Iowa, for one dollar and other monetary consideration, hereby conveys to **GRANTEE, State of Iowa acting through the Department of Natural Resources**, real estate in Madison County, Iowa, described as:

The East Half of the Northwest Quarter (E½-NW¼), the West Half of the Northeast Quarter (W½-NE¼), and the West Half of the Southeast Quarter (W½-SE¼), all in Section Ten (10), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

An easement for ingress to and egress from the Southwest Quarter of Section 10, Township 76 North, Range 26 West of the 5th Principal Meridian, over and across the existing trail in the Southeast Quarter of said Section 10 and the South half of Section 11 in said Township 76 North, Range 26 West of the 5th Principal Meridian, being 30 feet wide and lying 15 feet on each side of the following described centerline:

Commencing at the Center of said Section 11; thence S77°13'W, a distance of 112 feet more or less to the center of Windwood Trail as it is presently established and the point of beginning; thence S85°27'00"W, a distance of 508.19 feet; thence S57°33'28"W, a distance of 55.93 feet; thence S42°04'53"W, a distance of 65.12 feet; thence S47°04'16"W, a distance of 212.84 feet; thence S54°15'40"W, a distance of 138.16 feet; thence S38°12'27"W, a distance of 357.94 feet; thence S27°22'17"W, a distance of 300.27 feet; thence S01°39'58"E, a distance of 401.72 feet; thence S24°44'15"W, a distance of 83.66 feet; thence S64°50'18"W, a distance of 39.92 feet; thence S85°35'06"W, a distance of 248.51 feet; thence N47°28'10"W, a distance of 78.07 feet; thence N41°20'20"W, a distance of 34.59 feet; thence S88°09'27"W, a distance of 10.33 feet; thence N66°10'03"W, a distance of 68.61 feet; thence S62°12'38"W, a distance of 167.77 feet; thence N60°54'44"W, a distance of 156.76 feet; thence N71°23'41"W, a distance of 296.72 feet; thence S86°57'51"W, a distance of 39.92 feet; thence N70°00'10"W, a distance of 81.80 feet; thence S81°11'36"W, a distance of 138.82 feet; thence S47°19'16"W, a distance of 118.21 feet; thence S29°48'59"W, a distance of 184.51 feet; thence S66°08'01"W, a distance of 83.72 feet; thence S44°03'11"W, a distance of 137.26 feet; thence S31°03'23"W, a distance of 272.62 feet; thence S17°02'16"W, a distance of 100.99 feet; thence S41°33'59"W, a distance of 153.84 feet; thence S26°34'49"W, a distance of 84.52 feet; thence S48°52'25"W, a distance of 151.90 feet; thence S27°09'45"W, a distance of 113.10 feet; thence S59°24'38"W, a distance of 175.41 feet; thence S75°20'15"W, a distance of 137.06 feet; thence S84°42'33"W, a distance of 233.59 feet; thence N69°45'06"W, a distance of 43.71 feet; thence S42°46'06"W, a distance of 34.12 feet; thence S11°39'34"E, a distance of 131.52 feet; thence S18°07'13"W, a distance of 125.88 feet; thence S39°39'18"W, a distance of 77.91

feet; thence S55°25'27"W, a distance of 97.12 feet; thence S62°00'06"W, a distance of 109.39 feet; thence S46°45'57"W, a distance of 46.83 feet; thence S76°19'21"W, a distance of 50.75 feet; thence N78°43'04"W, a distance of 71.30 feet; thence S88°48'58"W, a distance of 97.29 feet; thence N80°02'25"W, a distance of 147.16 feet; thence N59°13'50"W, a distance of 171.84 feet; thence N60°26'07"W, a distance of 141.72 feet; thence N69°19'25"W, a distance of 102.66 feet; thence S79°15'23"W, a distance of 69.36 feet; thence N72°W, a distance of 120 feet more or less to the east line of the said Southwest Quarter of Section 10. The sidelines of said easement to be shortened or lengthened to the said east line of the Southwest Quarter of Section 10, and to the centerline of Windwood Trail.


Said easement contains 4.9 acres as shown on the easement exhibit attached hereto.

NOTICE OF USE RESTRICTIONS: The Department of Natural Resources (DNR) has entered into a grant agreement number F22AF02118 dated October 1, 2022 (the "Grant") for this land acquisition under the authority of the Pittman-Robertson Wildlife Restoration Act (16 U.S.C. 669) with the United States of America, acting by and through the United States Fish and Wildlife Service (the "Service"). The purpose for which this property was acquired is to provide for wildlife management, production, and harvest. Federal regulations (50 CFR 80.130 and 2 CFR 200.311) and the USFWS Wildlife Restoration and Basic Hunter Education Program (CFDA 15.611) require the Property to be used for the purpose for which acquired and restrict the DNR from disposing of the Property or encumbering its title notwithstanding any inconsistent state law. DNR's interest in the Property shall be administered in accordance with the terms, conditions and purposes of the Grant. DNR's interest in the Property, or any portion of the DNR's interest in the property, may not be sold, transferred, pledged or otherwise disposed of or further encumbered without obtaining approval of the Service, its designee or successor. This restriction has the effect of a covenant running with the land and is binding upon the DNR, its designee or successor.

COVENANTS: Grantor covenants with grantee and successors in interest: that grantor holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free from all encumbrances except as may be above stated; and that grantor warrants the real estate and will defend it against the lawful claims of all persons except as may be above stated. Words and phrases in this instrument, including acknowledgments, shall be construed as singular or plural and masculine or feminine, according to the context.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

IOWA NATURAL HERITAGE FOUNDATION


By: Joseph A. McGovern, President

STATE OF IOWA, **POLK COUNTY:**

This instrument was acknowledged before me on the 5th day of September, 2023, by Joseph A. McGovern, President of the Iowa Natural Heritage Foundation.


NOTARY PUBLIC FOR THE STATE OF IOWA

