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BRANDY MACUMBER, 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 LARRY G. YOUNG & SHERRY M. YOUNG

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

Nine Thousand Three Hundred and Seventy One and 92/100----- DOLLARS-----(\$ 9,371.92.)

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 Parcel E recorded in Book 2025, Page 2814, Madison County Recorder's Office, Madison County, Iowa located in the Northwest Quarter of Section 12, 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 Northwest Quarter of said Section 12;
thence on an assumed bearing of North 0 degrees 03 minutes 58 seconds West along the westerly line of said Parcel E and the westerly line of said Northwest Quarter of the Northwest Quarter 408.70 feet;
thence North 89 degrees 25 minutes 41 seconds East 53.93 feet to the proposed and existing centerline of a Madison County Highway;
thence North 89 degrees 25 minutes 41 seconds East 75.33 feet to the present right of way line of a Madison County Highway;
thence South 0 degrees 25 minutes 14 seconds East 125.41 feet;
thence South 32 degrees 05 minutes 56 seconds East 91.56 feet;
thence South 22 degrees 08 minutes 55 seconds East 191.38 feet;
thence South 47 degrees 06 minutes 32 seconds West 178.86 feet to the present right of way line of a Madison County Highway;
thence North 88 degrees 58 minutes 34 seconds West 71.46 feet to the proposed and existing centerline of a Madison County Highway;
thence North 88 degrees 58 minutes 34 seconds West 47.91 feet to the westerly line of said Parcel E and to the westerly line of the Southwest Quarter of the Northwest Quarter of said Section 12;
thence North 0 degrees 03 minutes 59 seconds West along said westerly lines 89.84 feet to the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 12 and the point of beginning.

Said tract contains 2.03 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 16 day of March, 2026 A.D.

Larry G. Young
Name: LARRY G. YOUNG

AND

Sherry M. Young
Name: SHERRY M. YOUNG

STATE OF IOWA)
) ss
COUNTY OF MADISON)

On this 16 day of March, 2026, before me, the undersigned a Notary Public in and for said County and State personally appeared LARRY G. YOUNG & SHERRY M. YOUNG, 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

