

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

Return to

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 LAWRENCE D. MOLLN AND SHELLEY R. MOLLN  
of MADISON County, State of IOWA in consideration of the sum of  
FIVE THOUSAND SIX HUNDRED FOURTEEN AND 60/100 ----- DOLLARS-----(\$ 5,614.60 )

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:

DESCRIPTION PARCEL 1

That part of Lot 1 of Molln's Addition located in the Northeast Quarter of the Southeast Quarter of Section 20, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the northeast corner of said Lot 1 and the northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 20;  
thence on an assumed bearing of South 00 degrees 11 minutes 46 seconds West along the east line of said Lot 1 and the east line of the Northeast Quarter of the Southeast Quarter of said Section 20 a distance of 203.80 feet to the existing centerline of a Madison County Highway;  
thence southwesterly 101.29 feet along said centerline and a nontangential curve concave to the northwest and having a radius of 150.00 feet, a central angle of 38 degrees 41 minutes 24 seconds and a chord 99.38 feet in length bearing South 39 degrees 58 minutes 52 seconds West;  
thence South 59 degrees 19 minutes 34 seconds West along said centerline 287.32 feet;  
thence North 30 degrees 40 minutes 26 seconds West 33.00 feet to the existing right of way of a Madison County Highway;  
thence North 50 degrees 58 minutes 03 seconds East 48.15 feet;  
thence North 59 degrees 15 minutes 48 seconds East 49.31 feet;  
thence North 42 degrees 04 minutes 09 seconds East 45.46 feet;  
thence North 36 degrees 06 minutes 26 seconds East 86.60 feet;  
thence North 16 degrees 04 minutes 08 seconds West 85.01 feet;  
thence North 18 degrees 00 minutes 59 seconds East 167.10 feet to the northerly line of said Lot 1 and the northerly line of said Northeast Quarter of the Southeast Quarter;  
thence South 89 degrees 18 minutes 12 seconds East along said line 139.09 feet to the northeast corner of said Lot 1 and the northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 20 and the point of beginning.

Said tract contains 1.33 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 SHELLEY R. MOLLN, hereby relinquishes her right of dower in and to the premises hereinbefore conveyed.

Signed this 5-9-05 day of may, A. D. 2005

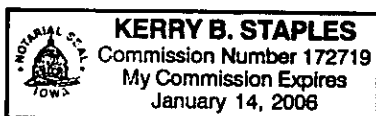
Lawrence D. Molln  
Name: LAWRENCE D. MOLLN

Shelley R. Molln  
Name: SHELLEY R. MOLLN

STATE OF IOWA

MADISON COUNTY, ss.

On this 9th day of may, 2005, before me, the undersigned a Notary Public in and for said County and State personally appeared LAWRENCE D. MOLLN AND SHELLEY R. MOLLN, 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.



Kerry B. Staples  
Name: Kerry B. Staples  
Notary Public in and for said County