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FILED-NO. 645
BOOK 139 PAGE 399

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared By: J. Brian Morrissey, P.E. & L.S., Madison County Engineer, P.O. Box 152, Winterset, Iowa 50273, Telephone: (515) 462-1136

EASEMENT FOR PUBLIC HIGHWAY

KNOW ALL MEN BY THESE PRESENTS

THAT TERRY K. PHILLIPS AND NANCY PHILLIPS

of Madison County, State of Iowa in consideration of the sum of
Four Hundred Forty-Two and 62/100-----DOLLARS-----(\$ 442.62)

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:

That part of the Northwest Quarter of Section 34, Township 74 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa described as follows:

Beginning at the northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 34; thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds West along the west line of the Southwest Quarter of the Northwest Quarter of said Section 34 a distance of 301.51 feet to the centerline of the proposed highway; thence South 00 degrees 00 minutes 00 seconds West along said west line a distance of 147.77 feet to the centerline of the present highway; thence southeasterly 27 29 feet along the centerline of the present highway and a curve concave northeasterly and not tangent with the last described line, said curve has a radius of 308.27 feet, a central angle of 05 degrees 04 minutes 19 seconds, a chord 27.28 feet in length bearing South 12 degrees 51 minutes 40 seconds East; thence South 15 degrees 23 minutes 37 seconds East along the centerline of the present highway a distance of 138.13 feet to the centerline of the proposed highway; thence South 15 degrees 23 minutes 37 seconds East along said present centerline a distance of 186.84 feet; thence North 74 degrees 55 minutes 52 seconds East 33.00 feet to the easterly right of way line of the present highway; thence North 11 degrees 45 minutes 40 seconds West 199.84 feet; thence North 10 degrees 46 minutes 31 seconds West 97.51 feet; thence North 22 degrees 14 minutes 38 seconds East 99.92 feet; thence North 04 degrees 22 minutes 35 seconds West 118.43 feet; thence North 18 degrees 10 minutes 53 seconds West 84.89 feet; thence North 03 degrees 38 minutes 25 seconds West 197.55 feet; thence North 05 degrees 21 minutes 42 seconds West 203.56 feet to the easterly right of line of the present highways; thence North 89 degrees 09 minutes 26 seconds West 33.00 feet to the centerline of the present and proposed highways; thence South 00 degrees 50 minutes 34 seconds West along said centerlines a distance of 202.37 feet to the northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 34 and the point of beginning.

Said tract contains 1.37 acres including the present highway right of way and is subject to encumbrance 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 NANCY PHILLIPS hereby relinquishes her right of dower in and to the premises hereinbefore conveyed.

Signed this 2nd day of August, A. D. 1998.

Terry K. Phillips
Name: TERRY K. PHILLIPS

Nancy Phillips
Name: NANCY PHILLIPS

STATE OF IOWA, MADISON COUNTY, ss.

On this 2 day of August, A. D. 1998, before me Jodi Andrew f/n/a Jodi Phillips

Notary Public in and for said County, personally appeared TERRY K. PHILLIPS AND NANCY PHILLIPS, to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that he executed the same as their voluntary act and deed.

Jodi Andrew f/n/a Jodi Phillips
Name: Jodi Andrew f/n/a Jodi Phillips
Notary Public in and for said County

