

25,700



Return to: Treva T. Petersen, Office of Right of Way, Iowa DOT, Ames, IA 50010

REC \$10.00, AUD \$, R.M.F. \$1.00

COMPUTER RECORDED COMPARED

FILED NO. 1823

BOOK 133 PAGE 740

95 JAN 16 AM 11:26

MICHELLE UTSLER, RECORDER, MADISON COUNTY, IOWA

EASEMENT FOR PUBLIC HIGHWAY

For the consideration of Seven Thousand Three Hundred Twenty and no/100—(\$7,320.00)—DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, John P. LaFratte (also known as John LaFratte) and Shirley M. LaFratte (also known as Shirley LaFratte), husband and wife, of Madison County, State of Iowa, do hereby grant to the STATE OF IOWA a permanent easement for road purposes and for use as a Public Highway in, to, on, over and across real estate in Madison County, Iowa:

THE EASEMENT GRANTED FOR HIGHWAY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

A parcel of land located in the SE 1/4 NE 1/4 of Frl Sec. 30, and in the SW 1/4 NW 1/4 of Sec. 29, all in T76N, R26W of the 5th P.M., Madison County, Iowa, as shown on Acquisition Plat Exhibit "A" attached hereto and by reference made a part hereof, and more particularly described as follows:

Beginning at the E 1/4 Corner of said Frl Sec. 30; thence S83°12'49"W, 1321.86 ft. along the south line of the SE 1/4 NE 1/4 of said Frl Sec. 30 to the SW Corner of said SE 1/4 NE 1/4; thence N1°39'02"W, 342.75 ft. along the west line of said SE 1/4 NE 1/4; thence easterly 389.88 ft. along a 1412.89 foot radius curve, concave northerly and having a chord bearing S79°47'10"E, 388.65 ft.; thence N89°47'03"E, 192.44 ft.; thence S89°32'18"E, 722.66 ft; thence N88°33'31"E, 658.97 ft.; thence S1°41'11"E, 54.68 ft. to a point on the south line of the SW 1/4 NW 1/4 of said Sec. 29; thence S83°19'49"W, 639.79 ft. along said south line to the E 1/4 Corner of said Frl Sec. 30, the Point of Beginning, excepting therefrom present easements of record; containing 3.66 acres, exclusive of said exceptions.

This easement is given in fulfillment of a certain contract dated November 21, 1994, and recorded in the Madison County Recorder's Office on November 30, 1994, in Book 133, Page 620.

The additional amount of \$18,380.00, as agreed to by contract, is paid as severance damages to the remaining property.

This easement and transfer is exempt from transfer tax. Iowa Code Sec. 428A.2(17).

This easement is being acquired for public purposes and a Declaration of Value is not required. Iowa Code Sec. 428A.1.

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the easement.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

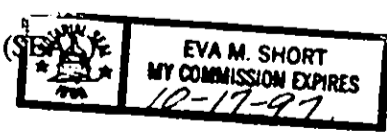
Dated January 7, 1995. (SIGN IN INK)

John P. LaFratte (signature)

Shirley M. LaFratte (signature)

STATE OF Iowa, COUNTY OF Madison, ss:

On this 7th day of January, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared John P. LaFratte and Shirley M. LaFratte to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Eva M. Short (signature), Notary Public in and for the State of Iowa

Madison County Project No. FN-92-4(15)-21-61 John P. and Shirley M. LaFratte (Parcel 48)

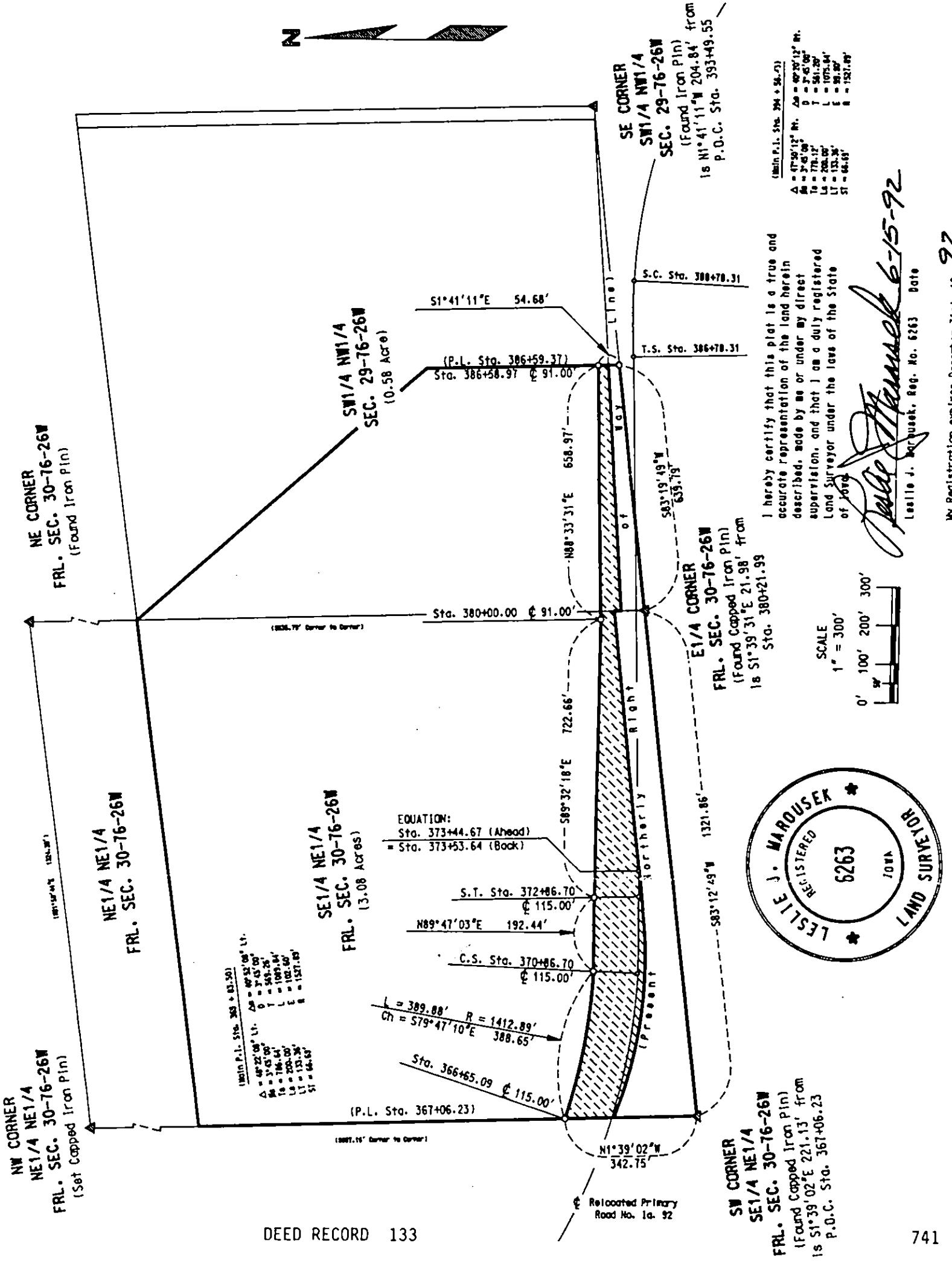


IOWA DEPARTMENT OF TRANSPORTATION

ACQUISITION PLAT
- EXHIBIT "A"

COUNTY MADISON STATE CONTROL NO. 61-0600
 PROJECT NO. FN-92-4(15)--21-61 PARCEL NO. 48
 SECTION 29 & 30 TOWNSHIP 76 N RANGE 26 W
 ROW-FEE _____ AC. EASE 3.66 AC. EXCESS - FEE _____ AC
 ACQUIRED FROM John P & Shirley M. LaFratte

Relocated Primary Road No. 1a. 92



Main P.L. Sta. 368 + 83.50

Δ	49° 52' 08" L1	Δ	49° 52' 08" L1
Δ	3° 45' 00"	Δ	3° 45' 00"
Δ	746.64'	Δ	746.64'
Δ	200.00'	Δ	200.00'
Δ	133.34'	Δ	133.34'
Δ	64.43'	Δ	64.43'

EQUATION:
Sta. 373+44.67 (Ahead)
Sta. 373+53.64 (Back)

