

COMPARED

FILED NO. 878
 BOOK 130 PAGE 466
 92 OCT -7 AM 11:40
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Fee \$15.00

CORPORATE EASEMENT FOR PUBLIC HIGHWAY

Know All Men By These Presents: That Pearson Equities, Inc, having its principal place of business at Winterset, in Madison County, State of Iowa, a corporation organized and existing under the laws of the State of Iowa, in consideration of the sum of Three Thousand Seventy-eight and no/100-----(\$3,078.00)-----DOLLARS and other valuable considerations in hand paid by Iowa Department of Transportation, do grant an easement unto the STATE OF IOWA, 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:

A parcel of land located in the SE 1/4 SW 1/4 and SW 1/4 SW 1/4 of Sec. 29, T76N, R27W of the 5th P.M., Madison County, Iowa, as shown on Acquisition Plat Exhibit "A" attached hereto and by reference made a part hereof.

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

Beginning at the S 1/4 Corner of said Sec. 29; thence S88°46'05"W, 2611.60 ft. along the south line of the SE 1/4 SW 1/4 and SW 1/4 SW 1/4 of said Sec. 29 to the SW Corner thereof; thence N01°38'19"W, 85.68 ft. along the west line of said SW 1/4 SW 1/4; thence S89°15'55"E, 310.62 ft.; thence N88°45'53"E, 2053.82 ft.; thence easterly 247.39 ft. along a 352,303.15 foot radius curve, concave southerly, and having a chord bearing N88°47'05"E, 247.39 ft. to a point on the east line of said SE 1/4 SW 1/4; thence S01°39'49"E, 75.06 ft. along said east line to the S 1/4 Corner of said Sec. 29, the Point of Beginning; excepting therefrom present easements of record, said parcel contains 1.78 acres, more or less, exclusive of said exceptions.

This easement is given in fulfillment of a certain real estate contract dated August 3, 1992, and recorded in the Madison County Recorder's Office on August 20, 1992, in Book 130, Page 269.

The additional amount of \$3,022.00, 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).

And the Corporation hereby covenants with said grantees, and successors in interest, that it holds said real estate by title in fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever; except as may be above stated; and it covenants to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

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

Madison County Project No. FN-92-4(15)--21-61
 Pearson Equities, Inc. (Parcel 12A)

IN WITNESS WHEREOF said corporation has caused this instrument to be duly executed this 14 day of Sept, 1992 (SIGN IN INK)

PEARSON EQUITIES, INC.:

By: Perry K. Pearson
Title Pres.

By: Teresa M. Pearson
Title Sec./Treasurer

STATE OF Iowa, COUNTY OF Madison, ss:

On this 14 day of Sept., A.D. 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared Perry K. Pearson and Teresa M. Pearson to me personally known, who, being by me duly sworn, did say that they are the PRESIDENT and Secretary/TREASURER, respectively, of said corporation; that ~~(no seal has been procured by the said)~~ (the seal affixed thereto is the seal of said) corporation; that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said PRESIDENT and Secretary/TREASURER as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

(SEAL)



Steven R. Weeks (Sign in Ink)
Steven R. Weeks (Print/Type Name)
Notary Public in and for the State of Iowa

RECORDING INFORMATION: This easement is being acquired for public purposes by the Iowa Department of Transportation, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010; therefore a Declaration of Value is not required. Iowa Code Sec. 428A.1.



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Pearson Equities, Inc. (Parcel 12A)

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. 12A
 SECTION 29 TOWNSHIP 76N RANGE 27W
 ROW-FEE _____ AC. EASE 1.78 AC. EXCESS - FEE _____ AC
 ACQUIRED FROM _____

