



Form 838-063
10/83

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

700 00
DEED RECORD 59

REC \$ 20.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

770
FILED NO. 1584
BOOK 59 PAGE 770
94 DEC 14 PM 2:03
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE FOR RECORDER

WARRANTY DEED

For the consideration of Four Hundred Twenty and no/100----(\$420.00)----DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, Jerry J. Bussanmas (also known as J.J. Bussanmas) and Alice Bussanmas, husband and wife, of Madison County, State of Iowa, do hereby convey to the STATE OF IOWA real estate in Madison County, Iowa:

THE FEE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

Two parcels of land located in Lots 5, 6, and 7 in Block 10 of the Original Town of Bevington, Madison County, Iowa, as shown on Acquisition Plats 1 of 2 and 2 of 2, Exhibit "A" attached hereto and by reference made a part hereof, and more particularly described as follows:

Plat 1 of 2: Beginning at the SE Corner of Lot 5 in Block 10 of the Original Town of Bevington, Madison County, Iowa; thence S89°23'03"W, 61.75 ft. along the south line of said Lot 5; thence N71°54'45"E, 23.32 ft.; thence northeasterly 40.95 ft. along a 5689.58 foot radius curve, concave northwesterly and having a chord bearing N71°42'23"E, 40.95 ft., to a point on the east line of said Lot 5; thence S2°02'43"E, 19.44 ft. along said east line to the SE Corner of said Lot 5, the Point of Beginning; containing 597 sq. ft., inclusive of 232 sq. ft. within present highway right of way.

Plat 2 of 2: Beginning at the SE Corner of Lot 7 in Block 10 of the Original Town of Bevington, Madison County, Iowa; thence S89°23'03"W, 132.00 ft. along the south lines of said Lots 7 and 6 to the SW Corner of said Lot 6; thence N2°02'43"W, 18.40 ft. along the west line of said Lot 6; thence northeasterly 138.10 ft. along a 5690.58 foot radius curve, concave northwesterly and having a chord bearing N70°48'28"E, 138.10 ft., to a point on the east line of said Lot 7; thence S2°02'43"E, 62.41 ft. along said east line to the SE Corner of said Lot 7, the Point of Beginning; containing 5,289 sq. ft., inclusive of 4,461 sq. ft. within present highway right of way.

This deed is given in fulfillment of a certain contract dated October 10, 1994, and recorded in the Madison County Recorder's Office on October 20, 1994, in Book 59, Page 675.

The additional amount of \$280.00, as agreed to by contract, is paid as severance damages to the remaining property and is not subject to real estate transfer tax.

Deeds with a consideration of \$500.00 or less are exempt from transfer tax. Iowa Code Sec. 428A.1.

This land 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 real estate.

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

Madison County Project No. FN-92-4(15)--21-61
Jerry J. and Alice Bussanmas (Parcel 75)

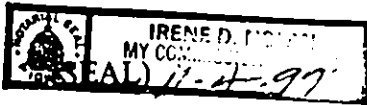
Dated 12-7, 1994 (SIGN IN INK)

Jerry J. Bussanmas
Jerry J. Bussanmas

Alice Bussanmas
Alice Bussanmas

STATE OF Ohio, COUNTY OF Warren, ss:

On this 7th day of December, 1994, before me, the undersigned, a Notary Public in and for said state, personally appeared Alice Bussanmas Jerry J. Bussanmas 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.



Irene D. Moran (Sign in Ink)
IRENE D. MORAN (Print/Type Name)
Notary Public in and for the State of Ohio



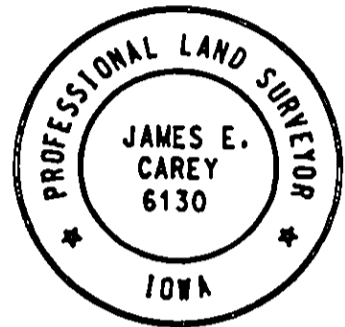
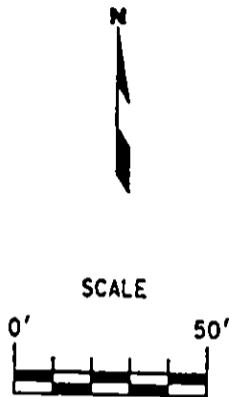
IOWA DEPARTMENT OF TRANSPORTATION
 ACQUISITION PLAT 2 OF 2
 EXHIBIT "A"

COUNTY MADISON STATE CONTROL NO. 61-0600
 PROJECT NO. FN-92-4(15)--21-61 PARCEL NO. 75
 SECTION 25 TOWNSHIP 76 N RANGE 26 W
 ROW-FEE * 5289 SQ. FT. EASE _____ AC. EXCESS - FEE _____ AC
 ACQUIRED FROM Jerry J. & Alice Bussanmas

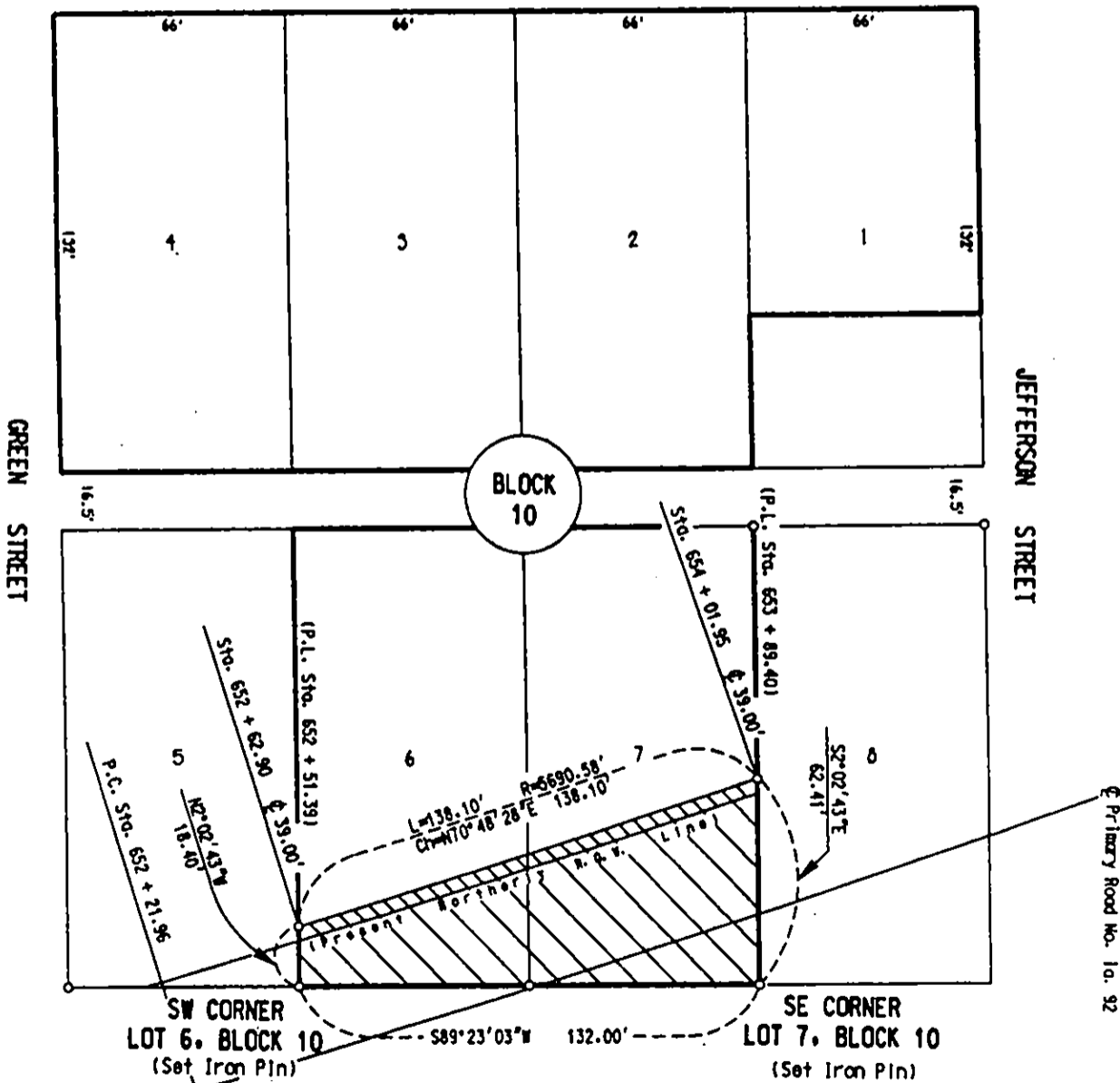
(* Inclusive of 4461 Sq. Ft. Underlying Fee Title, and 828 Sq. Ft. New Fee Title)

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.

Signature: James E. Carey
 JAMES E. CAREY
 Date March 5, 1994 Reg. No. 6130
 My Registration Renewal date is January 1, 1995



P.T. Sta. 636 + 09.90
 $\Delta = 7^{\circ}44'48''$ Lt.
 $D = 1^{\circ}00'00''$
 $T = 387.94'$
 $L = 774.89'$
 $E = 13.12'$
 $R = 8729.58'$
 (P.T. Sta. 639 + 96.83)



(Part of the)
 ORIGINAL TOWN OF BEVINGTON, IOWA