

FILED NO. 2119
BOOK 124 PAGE 331

1988 MAY 17 PH 3:00

Compared

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
No Fee - County

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE (1)
Dollar(s) and other valuable consideration, EDWARD POWELL and LORAINÉ POWELL, husband and wife

do hereby Convey to MADISON COUNTY, IOWA

the following described real estate in Madison County, Iowa:

SEE DESCRIPTION ON ATTACHED SHEETS MARKED EXHIBITS "A", "B", and "C".

*For Deed To Correct legal
see Deed Rec 129-242*

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 masculine or feminine gender, according to the context.

STATE OF IOWA ss:
MADISON COUNTY,

Dated: May 10, 1988

On this 10 day of May, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared EDWARD POWELL and LORAINÉ POWELL.

Edward Powell
Edward Powell (Grantor)

Lorraine Powell
Lorraine Powell (Grantor)

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.

Jerrold B. Oliver
Notary Public

(This form of acknowledgment for individual grantor(s) only)



: Powell
Parcel 1

DESCRIPTION

Commencing at the southeast corner of the Northeast Quarter of Section 4, Township 75 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa;
thence on an assumed bearing of South 90 degrees 00 minutes 00 seconds West along the south line of said Northeast Quarter 843.16 feet to the centerline of the proposed new highway;
thence North 48 degrees 45 minutes 09 seconds West along the centerline and tangent line of the proposed new highway 748.87 feet to the point of beginning;
thence South 51 degrees 21 minutes 12 seconds West 47.43 feet;
thence South 64 degrees 23 minutes 17 seconds West 126.59 feet;
thence North 78 degrees 23 minutes 58 seconds West 89.43 feet;
thence North 30 degrees 46 minutes 40 seconds West 95.48 feet;
thence North 17 degrees 37 minutes 17 seconds West 77.13 feet;
thence North 88 degrees 29 minutes 33 seconds East 41.65 feet;
thence southeasterly 308.66 feet along a tangential curve concave southwesterly and having a radius of 791.20 feet, a central angle of 22 degrees 21 minutes 07 seconds and a chord 306.70 feet in length bearing South 77 degrees 32 minutes 01 seconds East;
thence South 51 degrees 21 minutes 12 seconds West 38.55 feet to the point of beginning and containing 0.85 acres more or less exclusive of the present highway right-of-way and subject to encumbrances of record.

EXHIBIT "A"

Powell
Parcel 2

DESCRIPTION

Commencing at the southeast corner of the Northeast Quarter of Section 4, Township 75 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa;
thence on an assumed bearing of South 90 degrees 00 minutes 00 seconds West along the South line of said Northeast Quarter 758.03 feet to the point of beginning;
thence South 32 degrees 40 minutes 49 seconds East 4.06 feet to the north right-of-way line of the existing Madison County highway;
thence North 86 degrees 35 minutes 32 seconds West 89.66 feet along the said right-of-way line to the centerline of the proposed new highway;
thence North 86 degrees 35 minutes 32 seconds West 16.08 feet;
thence southwesterly 182.49 feet along a tangential curve concave southeasterly and having a radius of 237.63 feet, a central angle of 44 degrees 00 minutes 00 seconds and a chord 178.00 feet in length bearing south 71 degrees 24 minutes 28 seconds West;
thence South 49 degrees 24 minutes 28 seconds West 6.81 feet to the easterly right-of-way line of the existing Madison County highway;
thence North 49 degrees 03 minutes 35 seconds West 74.23 feet;
thence North 57 degrees 02 minutes 51 seconds East 177.63 feet to the centerline of the proposed new highway;
thence North 52 degrees 51 minutes 18 seconds East 188.86 feet;
thence South 5 degrees 42 minutes 35 seconds West 129.03 feet;
thence South 32 degrees 40 minutes 49 seconds East 86.24 feet to the point of beginning and containing 0.73 acres more or less exclusive of the present highway right-of-way and subject to encumbrances of record.

E X H I B I T "B"

Powell
Parcel 3

DESCRIPTION

Commencing at the northeast corner of the Southeast Quarter of Section 4, Township 75 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa;

thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds West along the North line of said Southeast Quarter 190.60 feet;

thence South 0 degrees 00 minutes 00 seconds West 61.24 feet to the centerline of the existing Madison County highway;

thence South 0 degrees 48 minutes 55 seconds West 33.00 feet to the southerly right-of-way line of said highway and the point of beginning;

thence North 89 degrees 11 minutes 05 seconds West 197.17 feet along said right-of-way line;

thence North 86 degrees 35 minutes 32 seconds West 477.94 feet along said right-of-way line;

thence continuing along said right-of-way line southwesterly 128.59 feet along a tangential curve concave southeasterly and having a radius of 171.63 feet, a central angle of 42 degrees 55 minutes 36 seconds and a chord 125.77 feet in length bearing South 71 degrees 55 minutes 36 seconds West;

thence South 49 degrees 03 minutes 35 seconds East 402.92 feet along said right-of-way line;

thence South 45 degrees 03 minutes 29 seconds East 813.73 feet along said right-of-way line;

thence North 39 degrees 45 minutes 45 seconds West 238.37 feet;

thence northwesterly 221.98 feet along a tangential curve concave northeasterly and having a radius of 517.96 feet, a central angle 24 degrees 33 minutes 20 seconds and a chord 220.29 feet in length bearing North 32 degrees 46 minutes 49 seconds West;

thence North 20 degrees 30 minutes 09 seconds West 217.13 feet;

thence northwesterly 109.56 feet along a tangential curve concave southwesterly having a radius of 627.96 feet, a central angle of 9 degrees 59 minutes 46 seconds and a chord 109.42 feet in length bearing North 25 degrees 30 minutes 02 seconds West;

thence North 51 degrees 37 minutes 42 seconds East 272.29 feet;

thence North 85 degrees 45 minutes 39 seconds East 95.14 feet to the point of beginning and containing 3.93 acres more or less exclusive of the present highway right-of-way and subject to encumbrances of record.

E X H I B I T "C"