

REAL ESTATE TRANSFER  
 TAX PAID 24  
 STAMP #  
 \$ 6.05  
 MARY E. WELTY  
 RECORDER  
 4-18-90 Madison  
 DATE COUNTY

IND. REC. PAGE

BOOK 127 PAGE 214

90 APR 18 AM 10:47

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

WARRANTY DEED

Fee \$25.00, Trans \$15.00

Know All Men By These Presents: That Kenneth O. Payne and Enolia A. Payne, husband and wife, of Madison County, State of Iowa, in consideration of the sum of Five Thousand Eight Hundred and no/100-----(\$5,800.00)-----DOLLARS and other valuable considerations in hand paid by Iowa Department of Transportation, do hereby sell and convey unto the STATE OF IOWA, the following described premises situated in the County of Madison, State of Iowa, to-wit:

Three parcels of land located in the NE 1/4 NE 1/4 of Sec. 12, and in the SE 1/4 SE 1/4 of Sec. 1, both in T76N, R28W, and in the SW 1/4 SW 1/4 of Sec. 6, T76N, R27W; in the NE 1/4 SE 1/4 of Sec. 1, T76N, R28W; and in the SE 1/4 NE 1/4 of Sec. 1, T76N, R28W all of the 5th P.M., Madison County, Iowa, as shown on Right of Way Plats 1 of 3, 2 of 3 and 3 of 3 Exhibit "A" attached hereto and by reference made a part hereof.

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

Plat 1 of 3: Beginning at the NE Corner of said Sec. 12; thence S0°13'27"E, 298.32 ft. along the east line of the NE 1/4 NE 1/4 of said Sec. 12 to a point on the former centerline of Primary Road No. U.S. 169; thence S20°13'01"W, 99.22 ft. along said former centerline; thence N69°46'59"W, 50.00 ft. to a point on the present westerly right of way line of Primary Road No. U.S. 169; thence S38°13'16"W, 210.30 ft. along said present westerly right of way line; thence N19°12'44"E, 382.97 ft.; thence northerly 997.76 ft. along said present westerly right of way line along a 2744.79 foot radius curve, concave westerly and having a chord bearing N8°03'11"E, 992.27 ft.; thence N2°23'06"E, 238.91 ft.; thence N8°27'16"W, 172.24 ft.; thence N9°01'59"W, 79.34 ft. to a point on the north line of the SW 1/4 SW 1/4 of said Sec. 6; thence S89°31'47"E, 20.07 ft. along said north line to a point on the former centerline of Primary Road No. U.S. 169; thence southeasterly 93.58 ft. along said former centerline along a 1637.02 foot radius curve, concave easterly and having a chord bearing S15°24'38"E, 93.56 ft.; thence S17°02'43"E, 194.60 ft. along said former centerline; thence southerly 1034.38 ft. along said former centerline along a 1637.02 foot radius curve, concave westerly and having a chord bearing S1°03'23"W, 1017.26 ft. to a point on the south line of the SW 1/4 SW 1/4 of said Sec. 6; thence N89°19'44"W, 110.26 ft. along said south line to the NE Corner of said Sec. 12, the Point of Beginning; containing 4.32 acres, inclusive of 1.81 acres contained within present highway easements.

Plat 2 of 3: Beginning at the E 1/4 Corner of said Sec. 1; thence S0°08'08"E, 1100.50 ft. along the east line of the SE 1/4 of said Sec. 1; thence N9°01'59"W, 114.29 ft.; thence N9°15'43"W, 219.15 ft.; thence N0°29'20"E, 127.79 ft.; thence N18°25'08"W, 209.70 ft.; thence N3°01'36"E, 346.87 ft.; thence N0°14'19"W, 101.04 ft. to a point on the north line of the NE 1/4 SE 1/4 of said Sec. 1; thence S88°20'38"E, 97.92 ft. along said north line to the E 1/4 Corner of said Sec. 1, the Point of Beginning; containing 1.81 acres, inclusive of 1.03 acres contained within present highway easements.

Madison County Project No. FN-169-3(29)--21-61  
 Kenneth O. Payne, et ux (Parcel 28)

ENTERED FOR TAXATION  
 THIS 18 DAY OF apr 1990  
 AUDITORS FEE \$ 1.50  
 Jean Welton  
 AUDITOR  
 Rudy Kite  
 DEPUTY AUDITOR

Plat 3 of 3: Beginning at the E 1/4 Corner of said Sec. 1; thence N0°07'00"W, 1321.34 ft. along the east line of the NE 1/4 of said Sec. 1 to a point on the north line of the SE 1/4 NE 1/4 of said Sec. 1; thence N89°03'42"W, 99.69 ft. along said north line; thence S0°07'50"E, 533.99 ft.; thence S0°14'19"E, 786.16 ft. to a point on the south line of the SE 1/4 NE 1/4 of said Sec. 1; thence S88°20'38"E, 97.92 ft. along said south line to the E 1/4 Corner of said Sec. 1, the Point of Beginning; containing 3.01 acres, inclusive of 1.80 acres contained within present highway easements.

This deed is given in fulfillment of a certain real estate contract dated December 12, 1989, and recorded in the Madison County Recorder's Office on December 18, 1989, in Book 121, Page 704.

And the grantors do hereby covenant with the said grantee that said grantors are lawfully seized of said premises; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever; and said grantors covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever, and each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

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.

Signed this 16 day of January, A.D. 1990. (SIGN IN INK)

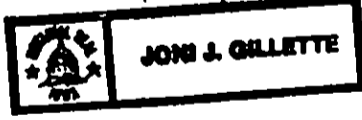
Kenneth O. Payne  
Kenneth O. Payne

Enolia A. Payne  
Enolia A. Payne

STATE OF Iowa, COUNTY OF Madison, ss:

On this 16<sup>th</sup> day of January, A.D. 1990, before me, the undersigned, a Notary Public in and for said state, personally appeared Kenneth O. Payne and Enolia A. Payne to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that ~~(he)~~ ~~(she)~~ (they) executed the same as ~~(his)~~ ~~(her)~~ (their) voluntary act and deed.

(SEAL)



Joni J. Gillette (Sign in Ink)  
Joni J. Gillette (Print/Type Name)  
Notary Public in and for the State of Iowa

RECORDING INFORMATION: This land is being acquired for public purposes and a declaration of value is not required. Iowa Code Sec. 428A.1.

Other considerations agreed to by contract have been paid as consequential damages or for other purposes which are not subject to real estate transfer tax.

This is an Iowa Department of Transportation Transaction, IA DOT, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010

Madison County Project No. FN-169-3(29)--21-61  
Kenneth O. Payne, et ux (Parcel 28)

IOWA DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY PLAT (1 OF 3) EXHIBIT "A"

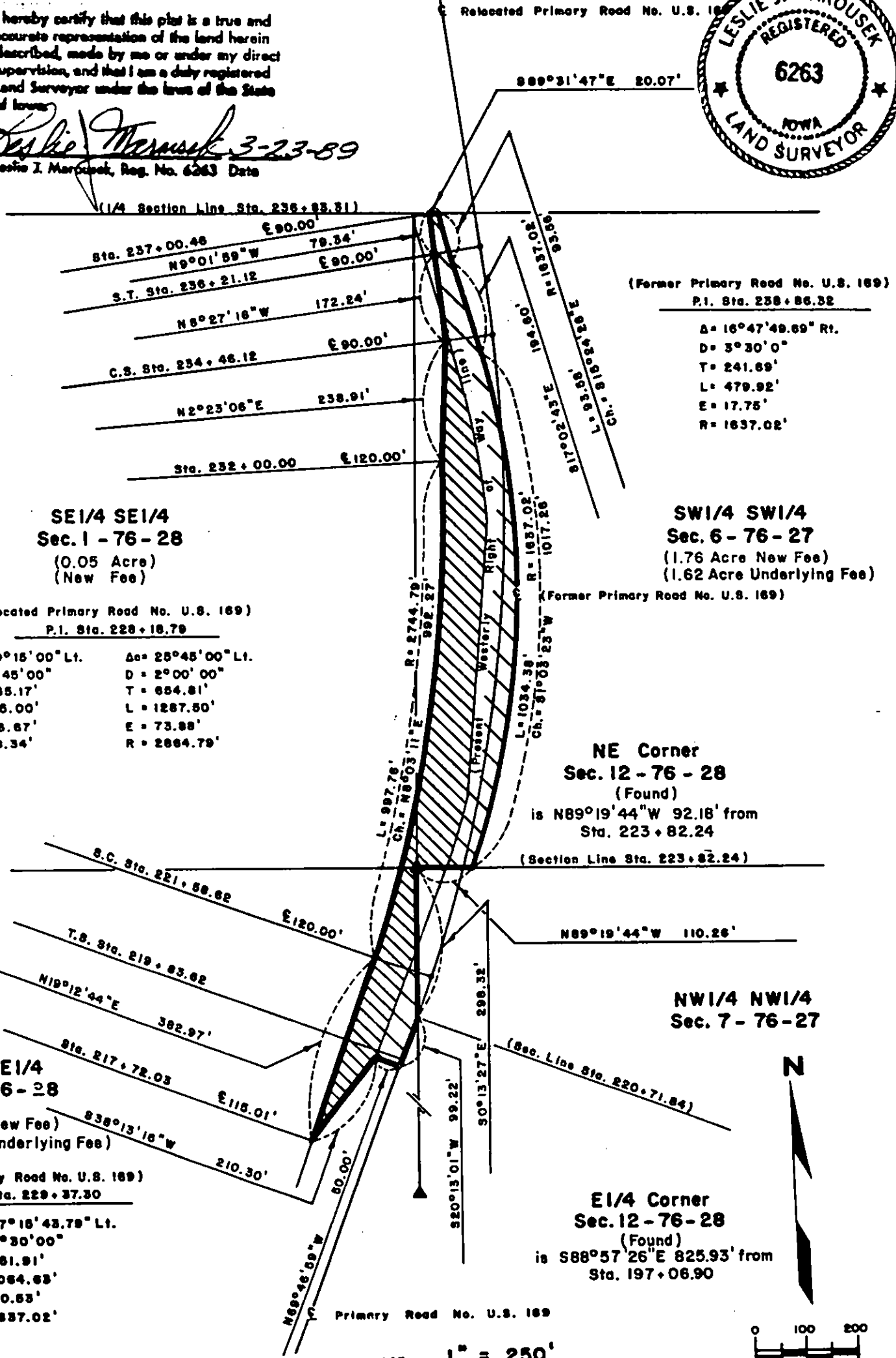
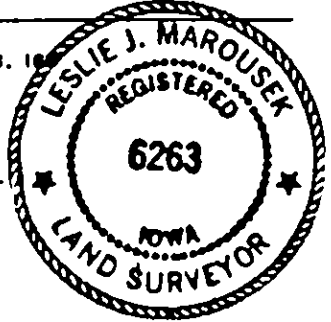


COUNTY MADISON STATE CONTROL NO. 61-1100  
 PROJECT NO. FN-169-3 (29) -- 21-61 PARCEL NO. 28  
 SECTION 1 8 12 TOWNSHIP 76 N RANGE 28 W  
 ROW - FEE \* 4.32 AC, EASE KENNETH O. PAYNE, ET UX AC, EXCESS - FEE AC  
 ACQUIRED FROM \_\_\_\_\_

\* (Includes 2.51 Acres new Fee; 1.81 Acres Underlying Fee)

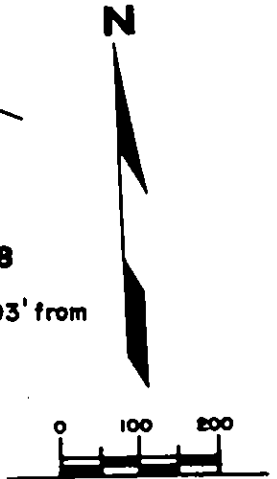
I hereby certify that this plat is a true and accurate representation of the land herein described, made by me or under my direct supervision, and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

*Leslie J. Marousek* 3-23-89  
 Leslie J. Marousek, Reg. No. 6263 Date



DATE DRAWN \_\_\_\_\_

SCALE 1" = 250'



4  
FORM 841-877  
78

890316 JOB  
Rev. 891219 JOB

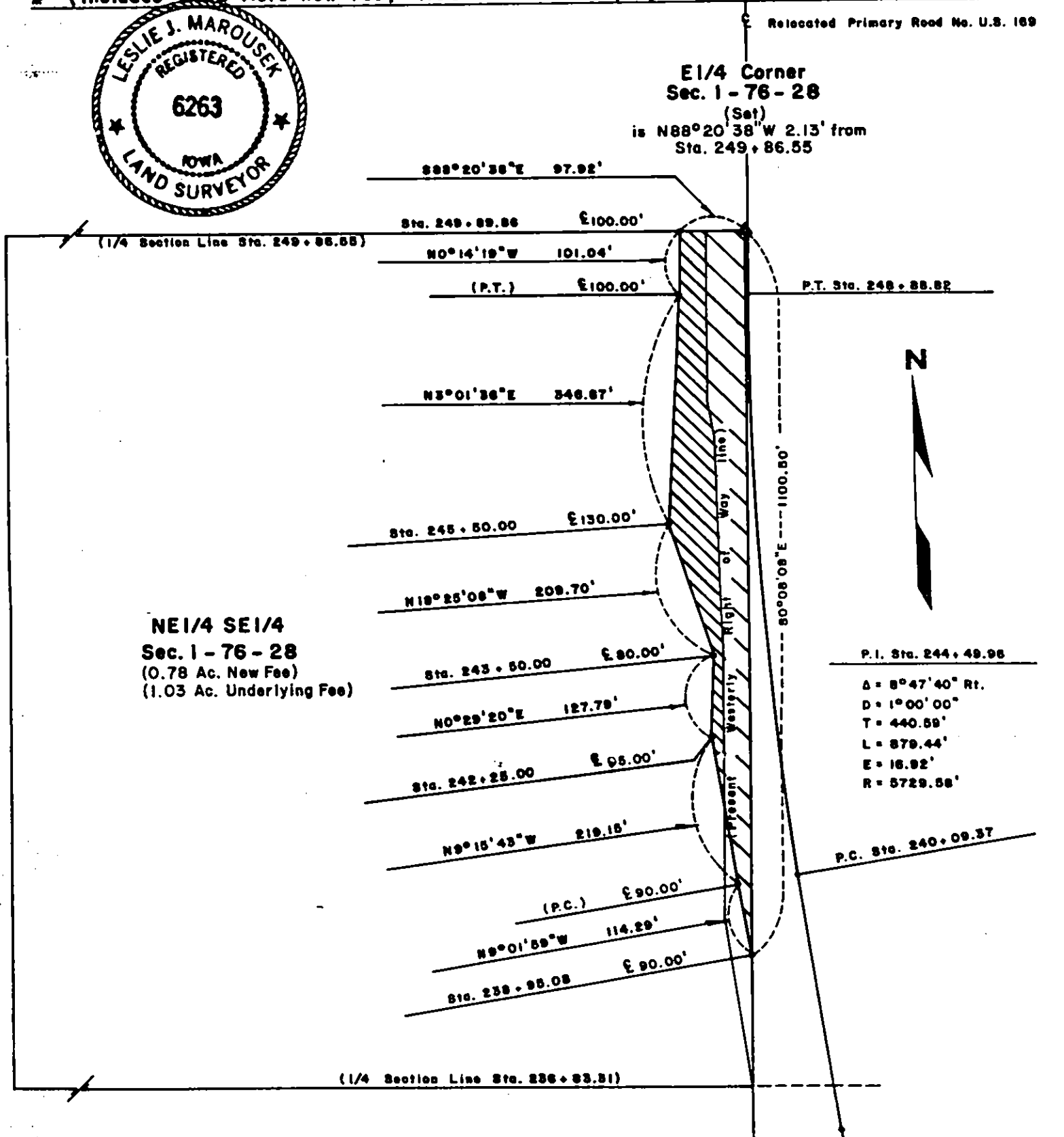
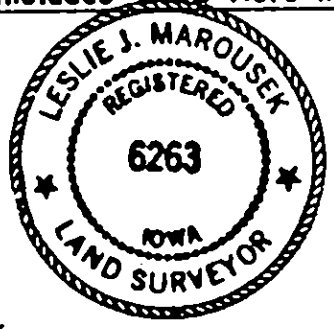


# IOWA DEPARTMENT OF TRANSPORTATION

## RIGHT OF WAY PLAT (2 OF 3) EXHIBIT "A"

COUNTY MADISON STATE CONTROL NO. 61-1100  
 PROJECT NO. FN-169-3(29)--21-61 PARCEL NO. 28  
 SECTION 1 TOWNSHIP 76 N RANGE 28 W  
 ROW - FEE 1.81 AC, EASE KENNETH O. PAYNE, ET UX AC, EXCESS - FEE        AC  
 ACQUIRED FROM       

\* (Includes 0.78 Acre new Fee; 1.03 Acres Underlying Fee)



NE 1/4 SE 1/4  
 Sec. 1 - 76 - 28  
 (0.78 Ac. New Fee)  
 (1.03 Ac. Underlying Fee)

P.I. Sta. 244 + 49.96  
 $\Delta = 8^{\circ}47'40''$  Rt.  
 $D = 1^{\circ}00'00''$   
 $T = 440.59'$   
 $L = 879.44'$   
 $E = 16.92'$   
 $R = 5729.58'$

I hereby certify that this plat is a true and accurate representation of the land herein described, made by me or under my direct supervision, and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

*Leslie J. Marousek* 3-23-89  
 Leslie J. Marousek, Reg. No. 6263 Date

SE Corner  
 Sec. 1 - 76 - 28  
 (Found)  
 is  $N89^{\circ}19'44''W$  92.18' from  
 Sta. 223 + 82.24

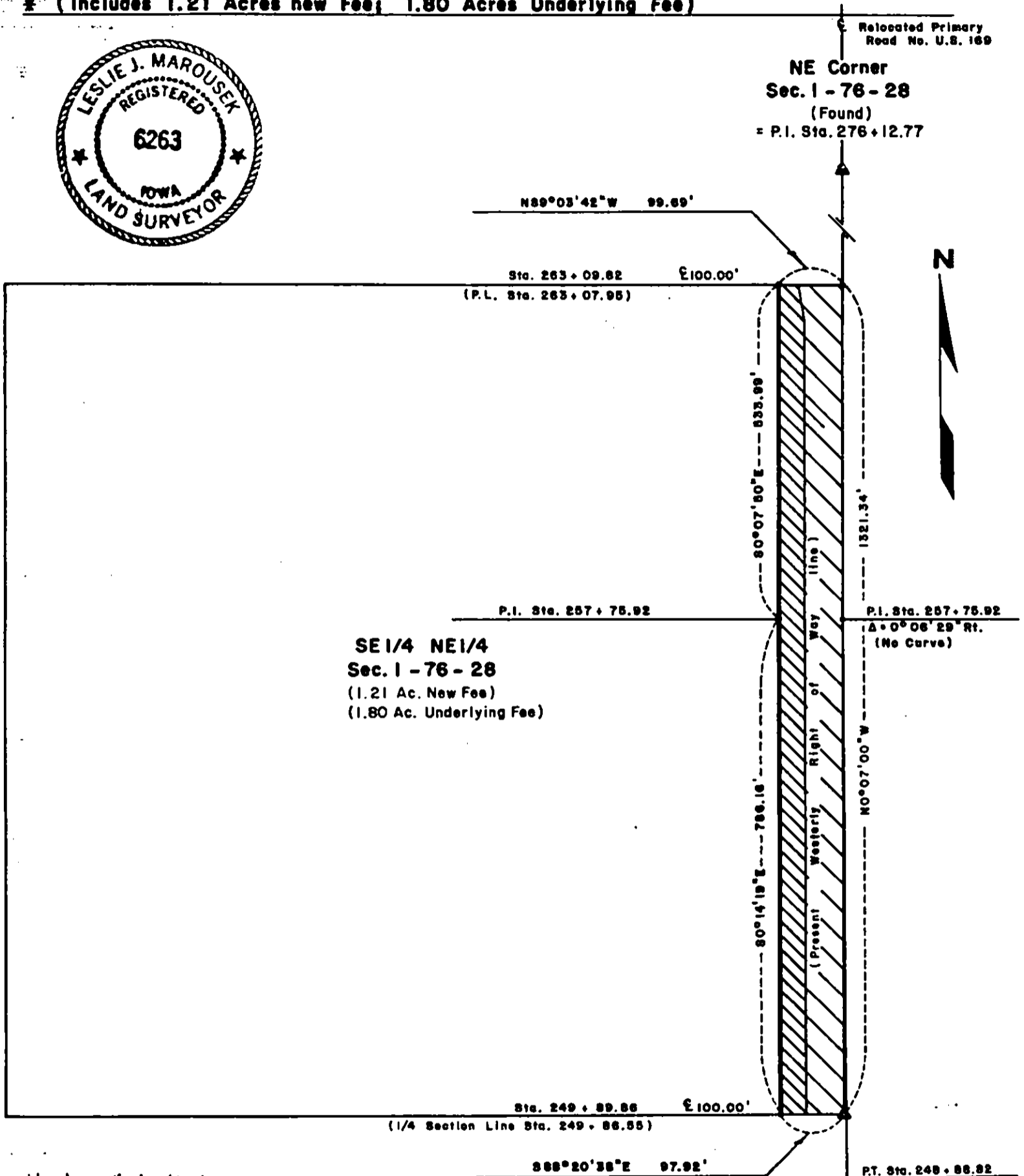
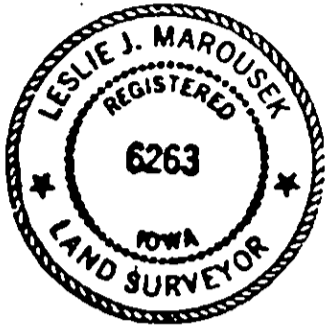
DATE DRAWN \_\_\_\_\_ SCALE  $1'' = 200'$



RIGHT OF WAY PLAT (3 OF 3)  
EXHIBIT "A"

COUNTY MADISON STATE CONTROL NO. 61-1100  
 PROJECT NO. FN-169-3(29)--21-61 PARCEL NO. 28  
 SECTION 1 TOWNSHIP 76 N RANGE 28 W  
 ROW - FEE \* 3.01 AC, EASE KENNETH O. PAYNE, ET UX AC, EXCESS - FEE AC  
 ACQUIRED FROM \_\_\_\_\_

\* (Includes 1.21 Acres new Fee; 1.80 Acres Underlying Fee)



SE 1/4 NE 1/4  
Sec. 1 - 76 - 28  
(1.21 Ac. New Fee)  
(1.80 Ac. Underlying Fee)

NE Corner  
Sec. 1 - 76 - 28  
(Found)  
= P.I. Sta. 276+12.77

E 1/4 Corner  
Sec. 1 - 76 - 28  
(Set)  
is N88°20'38" W 2.13' from  
Sta. 249+86.55

I hereby certify that this plat is a true and accurate representation of the land herein described, made by me or under my direct supervision, and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

*Leslie J. Marousek* 3-23-89  
Leslie J. Marousek, Reg. No. 6263 Date



1" = 200'

DATE DRAWN \_\_\_\_\_

SCALE \_\_\_\_\_