

COMPARED

2653

FILED NO. _____

BOOK 129 PAGE 21

Fee \$25.00
Transfer \$5.00

91 JUN 24 PM 3:49

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

WARRANTY DEED

Know All Men By These Presents: That The Marital Trust under the will of Roy C. Strain, deceased; the Residuary Trust under the will of Roy C. Strain, deceased (Probate # 8658); Cyrus Schoonmaker and Ann Schoonmaker (also known as Ann Schoonmaker, Ann Clare Schoonmaker), husband and wife, of Madison County, State of Iowa, in consideration of the sum of Four Hundred Eighty and no/100-----(\$480.00)-----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:

A parcel of land located in the NW 1/4 NW 1/4 and NE 1/4 NW 1/4 of Sec. 3, T75N, R29W 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 FEE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

Beginning at the NW Corner of said Sec. 3, thence S0°00'12"W, 251.17 ft. along the west line of the NW 1/4 NW 1/4 of said Sec. 3, thence S89°59'48"E, 66'91 ft. to a point on the easterly right of way line of Local Road, thence N43°08'55"E, 244.22 ft. to a point on the present southerly right of way line of Primary Road No. IA. 92, thence S89°22'17"E, 260.00 ft. along said present southerly right of way line, thence S74°04'02"E, 188.97 ft. along said present southerly right of way line, thence easterly 128.29 ft. along a 57,425.78 foot radius curve, concave northerly and having a chord bearing S89°33'14"E, 128.29 ft. along said present southerly right of way line, thence N79°46'28"E, 275.08 ft. along said present southerly right of way line, thence easterly 112.33 ft. along a 57,375.78 foot radius curve, concave northerly, and having a chord bearing S89°56'38"E, 112.33 ft. along said present southerly right of way line, thence N90°00'00"E, 785.68 ft. along said present southerly right of way line, thence S67°04'04"E, 141.16 ft., thence N90°00'00"E, 70.00 ft., thence N61°11'21"E, 114.13 ft. to a point on said present southerly right of way line, thence N0°00'00"W, 80.00 ft. to a point on the north line of the NW 1/4 of said Sec. 3, thence S90°00'00"W, 2272.61 ft. along said north line to the NW Corner thereof, the Point of Beginning, excepting therefrom existing road right of way, said parcel contains 0.47 acre, more or less.

This deed is given in fulfillment of a certain real estate contract dated April 30, 1991, and recorded in the Madison County Recorder's Office on May 14, 1991, in Book 127, Page 504.

The additional amount of \$1050.00, as agreed to by contract, is paid as severance damages to the remaining property and is not subject to real estate transfer tax.

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.

Madison County Project No. FN-92-4(18)--21-61
Shoonmaker, et al (Parcel 3)

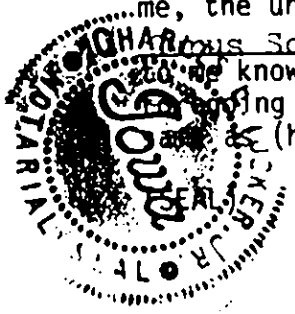
Signed this 10 day of June, A.D. 1991 (SIGN IN INK)
Cyrus Schoonmaker Ann C. Schoonmaker

The Residual Trust under the will of Roy C. Strain, deceased
 and The Marital Trust under the will of Roy C. Strain, deceased

By: Ray E. Strain, Trustee Craig E. Strain, Trustee

STATE OF Iowa, COUNTY OF Madison, ss:

On this 10th day of June, A.D. 1991, before me, the undersigned, a Notary Public in and for said state, personally appeared Cyrus Schoonmaker, Jr. and Ann C. Schoonmaker known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the (his) (her) (their) voluntary act and deed.



Charles E. Tucker, Jr. (Sign in Ink)
Charles E. Tucker, Jr. (Print/Type Name)
 Notary Public in and for the State of _____

ACKNOWLEDGEMENT FOR EXECUTOR, ADMINISTRATOR, GUARDIAN, CONSERVATOR, OR TRUSTEE

STATE OF _____, COUNTY, ss:

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that the person(s), as the fiduciary, executed the instrument as the voluntary act and deed of the person(s) and of the fiduciary.

(SEAL)

 _____ (Sign in Ink)
 _____ (Print/Type Name)
 Notary Public in and for said State of _____

RECORDING INFORMATION: This land 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.

Madison County Project No. FN-92-4(18)--21-61
 Shoonmaker, et al (Parcel 3)

Signed this 12th day of June, A.D. 1991. . (SIGN IN INK)

Cyrus Schoonmaker

Ann C. Schoonmaker

The Residual Trust under the will of Roy C. Strain, deceased
and The Marital Trust under the will of Roy C. Strain, deceased

Ray E Strain, Trustee
By: Ray E. Strain, Trustee

Craig E. Strain, Trustee
Craig E. Strain, Trustee

STATE OF _____, COUNTY OF _____, ss:

On this _____ day of _____, A.D. 19____, before me, the undersigned, a Notary Public in and for said state, personally appeared

_____ 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)

(Sign in Ink)

(Print/Type Name)
Notary Public in and for the State of _____

ACKNOWLEDGEMENT FOR EXECUTOR, ADMINISTRATOR, GUARDIAN, CONSERVATOR, OR TRUSTEE

STATE OF Kansas, Johnson COUNTY, ss:

On this 12 day of June, 1991, before me, the undersigned, a Notary Public in and for the State of Kansas, personally appeared Ray E. Strain

_____ to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that the person(s), as the fiduciary, executed the instrument as the voluntary act and deed of the person(s) and of the fiduciary.



Lisa M. Blankenship (Sign in Ink)

(Print/Type Name)
Notary Public in and for said State of Kansas

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Madison County Project No. FN-92-4(18)--21-61
Schoonmaker, et al (Parcel 3)

Signed this 7 day of June, A.D. 1991. (SIGN IN INK)

Cyrus Schoonmaker

Ann C. Schoonmaker

The Residual Trust under the will of Roy C. Strain, deceased
and The Marital Trust under the will of Roy C. Strain, deceased

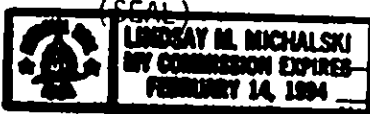
By: Ray E. Strain, Trustee

Craig E. Strain
Craig E. Strain, Trustee

STATE OF Iowa, COUNTY OF Dallas, ss:

On this 7th day of June, A.D. 1991, before me, the undersigned, a Notary Public in and for said state, personally appeared

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.



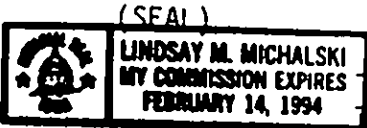
Lindsay M. Michalski (Sign in Ink)
Lindsay M. Michalski (Print/Type Name)
Notary Public in and for the State of Iowa

ACKNOWLEDGEMENT FOR EXECUTOR, ADMINISTRATOR, GUARDIAN, CONSERVATOR, OR TRUSTEE . .

STATE OF Iowa, Dallas COUNTY, ss:

On this 7th day of June, 1991, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Craig E. Strain

to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that the person(s), as the fiduciary, executed the instrument as the voluntary act and deed of the person(s) and of the fiduciary.



Lindsay M. Michalski (Sign in Ink)
Lindsay M. Michalski (Print/Type Name)
Notary Public in and for said State of Iowa

RECORDING INFORMATION: This land 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.

