



Document 2013 3875

Book 2013 Page 3875 Type 06 001 Pages 2
Date 12/31/2013 Time 12:54 PM
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Prepared By: Todd R. Hagan, P.E., Madison County Engineer, 1105 E. Court Ave., Winterset, Iowa 50273, Telephone: (515) 462-1136

EASEMENT FOR PUBLIC HIGHWAY

KNOW ALL MEN BY THESE PRESENTS

THAT JOHN A. GROOMES

of MADISON County, State of IOWA in consideration of the sum of

Two Thousand One Hundred and Fourteen and 56/100----- DOLLARS-----(\$ 2,114.56)

in hand paid by MADISON COUNTY, IOWA, do hereby sell and convey unto the said MADISON COUNTY, 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:

PARCEL 5

That part of Parcel B recorded in Book 2002, Page 3427, Madison County Recorder's Office, Madison County, Iowa located in the Northwest Quarter of the Northeast Quarter of Section 20, Township 77 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the southwest corner of said Parcel B and the southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 20;
thence on an assumed bearing of North 00 degrees 08 minutes 01 seconds East along the westerly line of said Parcel B and the westerly line of the Northwest Quarter of the Northeast Quarter of said Section 20 a distance of 220.00 feet to the northwest corner of said Parcel B;
thence North 83 degrees 20 minutes 43 seconds East along the northerly line of said Parcel B 49.36 feet to the present right of way line of a Madison County Highway;
thence North 83 degrees 20 minutes 43 seconds East along said northerly line 76.53 feet;
thence South 00 degrees 08 minutes 01 seconds West 11.99 feet;
thence South 23 degrees 33 minutes 45 seconds West 163.48 feet;
thence South 00 degrees 08 minutes 01 seconds West 65.78 feet to the southerly line of said Parcel B and the southerly line of the Northwest Quarter of the Northeast Quarter of said Section 20;
thence South 83 degrees 22 minutes 14 seconds West along said southerly lines 10.10 feet to the present right of way line of a Madison County Highway;
thence South 83 degrees 22 minutes 14 seconds West along said southerly lines 50.32 feet to southwest corner of said Parcel B and the southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 20 and the point of beginning.

Said tract contains 0.43 acres including the present highway and is subject to encumbrances of record.

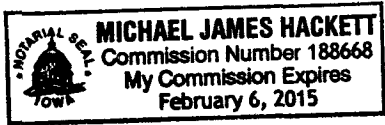
and we hereby covenant with the said MADISON COUNTY that we are lawfully seized of said premises; that they are free from encumbrance(s) _____, that we have good and lawful authority to sell and convey the same, and we do hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever and the said _____, hereby relinquishes her right of dower in and to the premises hereinbefore conveyed.

Signed this 7 day of OCTOBER, A. D. 2013.

Name: JOHN A. GROOMES

STATE OF IOWA, MADISON COUNTY, ss.

On this 7 day of OCTOBER, 2013, before me, the undersigned a Notary Public in and for said County and State personally appeared JOHN A. GROOMES, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



mjh

Name: MICHAEL JAMES HACKETT
Notary Public in and for said County