EASEMENT FOR PUBLIC HIGHWAY

FIDLAR & CHAMBERS CO., DAVENPORT, IOWA

FILED NO. 1679
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1986 FEB 10 AM 9:40

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
No Fee 1 pg

KNOW ALL MEN BY THESE PRESENTS

That Keith W. Ballard and Barbara J. Ballard

of Madison Jefferson County, State of Iowa Colorado consideration of the sum of

($1769.24) One thousand seven hundred sixty-nine and 24/100---------- DOLLARS

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:

Commencing at the Southwest Corner of the Southwest Quarter of Section 3, Township 74 North, Range 29 West of the Fifth Principal Meridian, Madison County, Iowa;
thence North 0 degrees 00 minutes 00 seconds East 914.53 feet;
(this is an assumed bearing for the purpose of this description only);
thence North 0 degrees 54 minutes 30 seconds East 1727.03 feet;
thence North 89 degrees 05 minutes 30 seconds East 75.00 feet;
thence South 8 degrees 25 minutes 36 seconds East 369.90 feet;
thence South 48 degrees 55 minutes 16 seconds West 80.72 feet;
thence South 0 degrees 54 minutes 30 seconds West 600.02 feet;
thence South 16 degrees 54 minutes 38 seconds East 147.05 feet;
thence South 34 degrees 36 minutes 26 seconds West 72.09 feet;
thence South 1 degree 28 minutes 23 seconds West 507.46 feet;
thence South 4 degrees 01 minutes 05 seconds East 142.75 feet;
thence South 1 degree 16 minutes 33 seconds West 449.11 feet;
thence South 3 degrees 10 minutes 47 seconds West 270.42 feet;
thence South 73 degrees 01 minutes 05 seconds East 65.25 feet;
thence South 0 degrees 13 minutes 30 seconds East 33.00 feet;
thence South 89 degrees 46 minutes 30 seconds West 122.54 feet;
to the point of beginning and containing 5.04 acres more or less including the present highway and subject to encumbrances of record.

and I hereby covenant with the said Madison County that I am lawfully seized of said premises; that they are free from incumbrance

that I have good and lawful authority to sell and convey the same, and I do hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever and the said hereby relinquishes right of dower in and to the premises hereinbefore conveyed.

Signed this 7th day of February, A. D. 1986.

x Keith W. Ballard
Barbara Ballard

ELIZABETH M. KARCH NOTARY PUBLIC STATE OF COLORADO

STATE OF ~~IOWA~~ Colorado, County, ss.

On this 7th day of FEBRUARY A. D. 1986, before me ELIZABETH M. KARCH a Notary Public in and for said County, personally appeared KEITH W. AND BARBARA BALLARD to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

My Commission Expires May 18, 1988
4704 Harlan
Wheat Ridge, Colorado 80033

Elizabeth M. Karch
Notary Public in and for said County.