

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



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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 CHRISTOPHER A. & EMILY L. MASON

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

Four Hundred and Eleven and 91/100----- DOLLARS-----(\$ 411.91)

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 2

That part of Parcel C recorded in Book 2007, Page 2049, Madison County Recorder's Office, Madison County, Iowa, located in the Northwest Quarter of the Northwest Quarter of Section 36, Township 74 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 36;
thence on an assumed bearing of South 00 degrees 14 minutes 50 seconds West along the westerly line of said Northwest Quarter of the Northwest Quarter 554.66 feet to the northwest corner of said Parcel C and the point of beginning;
thence South 89 degrees 48 minutes 50 seconds East along the northerly line of said Parcel C a distance of 41.49 feet to the present right of way line of a Madison County Highway;
thence South 89 degrees 48 minutes 50 seconds East along said northerly line 25.34 feet;
thence South 08 degrees 22 minutes 28 seconds West 89.95 feet;
thence South 89 degrees 50 minutes 37 seconds West 12.00 feet to the present right of way line of a Madison County Highway;
thence South 89 degrees 50 minutes 37 seconds West 42.12 feet along the westerly line of said parcel C and the westerly line of said Northwest Quarter of the Northwest Quarter;
thence North 00 degrees 14 minutes 50 seconds East along said westerly lines 89.36 feet to the northwest corner of said Parcel C and the point of beginning;

Said tract contains 0.13 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 31st day of October, A. D. 2015.


Name: CHRISTOPHER A. MASON

AND

Name: EMILY L. MASON

STATE OF IOWA, MADISON COUNTY, ss.

On this 31st day of October, 2015, before me, the undersigned a Notary Public in and for said County and State personally appeared CHRISTOPHER A. & EMILY L. MASON, 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.


Name: BRIAN FAIRHOLM
Notary Public in and for said County

