



Document 2015 3535

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Book 2015 Page 3535 Type 06 001 Pages 2
Date 11/25/2015 Time 1:45:56PM
Rec Amt \$.00

✓ 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 LARKSPUR LAND TRUST; GARY A. REEVES AS TRUSTEE

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

Two Thousand Seven Hundred and Twenty Three and 72/100----- DOLLARS-----(\$ 2,723.72)

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 3

That part of the Northeast Quarter of the Northeast Quarter of Section 35, Township 74 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 35;
thence on an assumed bearing of South 00 degrees 14 minutes 50 seconds West along the easterly line of said Northeast Quarter of the Northeast Quarter 644.02 feet;
thence South 89 degrees 50 minutes 37 seconds West 23.88 feet to the present right of way line of a Madison County Highway;
thence South 89 degrees 50 minutes 37 seconds West 7.00 feet;
thence North 00 degrees 09 minutes 23 seconds West 100.00 feet;
thence North 04 degrees 55 minutes 12 seconds West 301.04 feet;
thence North 14 degrees 11 minutes 33 seconds West 144.31 feet;
thence North 79 degrees 35 minutes 32 seconds West 162.91 feet;
thence North 00 degrees 08 minutes 15 seconds West 75.60 to the northerly line of said Northeast Quarter of the Northeast Quarter;
thence South 89 degrees 49 minutes 39 seconds East along said northerly line 227.13 feet to the present right of way line of a Madison County Highway;
thence South 89 degrees 49 minutes 39 seconds East along said northerly line 28.41 feet to the northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 35 and the point of beginning;

Said tract contains 1.19 acres including the present highway and is subject to encumbrances of record.

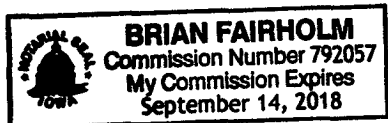
and we hereby covenant with the said MADISON COUNTY that we are lawfully seized of said premises; that they are free from encumbrance(s) _____, that we have good and lawful authority to sell and convey the same, and we do hereby covenant to warrant and defend the said premises against the lawful claims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

Signed this 31 day of Oct, A. D. 2015.

Name: LARKSPUR LAND TRUST; GARY A. REEVES AS TRUSTEE

STATE OF IOWA, MADISON COUNTY, ss.

On this 31 day of OCTOBER, 2015, before me, the undersigned a Notary Public in and for said County and State personally appeared LARKSPUR LAND TRUST; GARY A. REEVES AS TRUSTEE, 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.



Brian Fairholm
Name: BRIAN FAIRHOLM
Notary Public in and for said County