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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 WALTER K. & NANCY E. HOWELL

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

One Thousand One Hundred and Eighty Four and 04/100----- DOLLARS-----(\$ 1,184.04)

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 1

That part of the Northeast Quarter of the Northeast Quarter of Section 19, Township 77 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 19;
thence on an assumed bearing of South 00 degrees 00 minutes 02 seconds West along the easterly line of the Northeast Quarter of the Northeast Quarter of said Section 19 a distance of 596.63;
thence North 89 degrees 59 minutes 58 seconds West 39.95 feet to the present right of way line of a Madison County Highway;
thence North 03 degrees 11 minutes 24 seconds West 199.05 feet;
thence North 00 degrees 00 minutes 00 seconds East 250.64 feet;
thence North 39 degrees 52 minutes 47 seconds West 130.89 feet;
thence North 00 degrees 00 minutes 00 seconds East 47.52 feet to the northerly line of the Northeast Quarter of the Northeast Quarter of said Section 19;
thence South 89 degrees 41 minutes 39 seconds East along said northerly line 95.00 feet to the present right of way line of a Madison County Highway;
thence South 89 degrees 41 minutes 39 seconds East along said northerly line 39.95 feet to the northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 19 and the point of beginning.

Said tract contains 0.86 acres including the present highway and is subject to encumbrances of record.

EASEMENT FOR PUBLIC HIGHWAY

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 his/her/their of dower in and to the premises hereinbefore conveyed.

Signed this 2 day of May, A. D. 2017.

Walter K. Howell
Name: WALTER K. HOWELL

AND

Nancy E Howell
Name: NANCY E. HOWELL

STATE OF IOWA)
) ss
COUNTY OF MADISON)

On this 2 day of MAY, 2017, before me, the undersigned a Notary Public in and for said County and State personally appeared WALTER K. & NANCY E. HOWELL, 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
Notary Public in and for said County and State of Iowa

