



Document 2017 2076

Book 2017 Page 2076 Type 06 001 Pages 2

Date 7/06/2017 Time 12:52:14PM

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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 JEFFREY K. HOWELL

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

Two Hundred and Eighty Five and 49/100-----DOLLARS-----(\$ 285.49)

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 6

That part of the Northwest Quarter of the Northwest Quarter of Section 20, Township 77 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 20;
thence on an assumed bearing of South 89 degrees 59 minutes 56 seconds East 40.05 feet to the present right of way line of a Madison County Highway;
thence South 00 degrees 00 minutes 00 seconds East along said present right of way line 294.46 feet;
thence South 07 degrees 50 minutes 47 seconds East 101.75 feet;
thence South 03 degrees 56 minutes 46 seconds West 201.84 feet to the present right of way line of a Madison County Highway;
thence North 89 degrees 59 minutes 58 seconds West 40.05 feet to the westerly line of the Northwest Quarter of the Northwest Quarter of said Section 20;
thence North 00 degrees 00 minutes 02 seconds East along said westerly line 596.63 feet to the northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 20 and the point of beginning.

Said tract contains 0.60 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.


Name: JEFFREY K. 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 JEFFREY K. 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.


Notary Public in and for said County and State of Iowa

