



Document 2017 2079

Book 2017 Page 2079 Type 06 001 Pages 2

Date 7/06/2017 Time 12:54:23PM

Rec Amt \$.00

INDX

ANNO

SCAN

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

Four Hundred and Twenty Nine and 84/100----- DOLLARS-----(\$ 429.84 )

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 5

That part of the Southwest Quarter of the Southwest Quarter of Section 17, Township 77 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 17;  
thence on an assumed bearing of North 00 degrees 00 minutes 04 seconds East along the westerly line of the Southwest Quarter of the Southwest Quarter of said Section 17 a distance of 164.98 feet;  
thence South 89 degrees 59 minutes 56 seconds East 40.04 feet to the present right of way line of a Madison County Highway;  
thence South 89 degrees 59 minutes 56 seconds East 43.51 feet;  
thence South 54 degrees 27 minutes 44 seconds East 20.27 feet;  
thence South 00 degrees 00 minutes 00 seconds East 50.00 feet;  
thence South 50 degrees 11 minutes 40 seconds West 78.10 feet to the present right of way line of a Madison County Highway;  
thence South 00 degrees 00 minutes 00 seconds East along said right of way line 53.20 feet;  
thence North 89 degrees 59 minutes 56 seconds West 40.05 feet to the westerly line of the Southwest Quarter of the Southwest Quarter of said Section 17 and the point of beginning.

Said tract contains 0.27 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<sup>ND</sup> 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

