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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 FRANK & SALLY DUNHAM

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

One Thousand and Sixty Nine and 97/100-----DOLLARS-----(\$ 1,069.97)

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 the Southeast Quarter of the Southeast Quarter of Section 18, Township 77 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 18;  
thence on an assumed bearing of North 89 degrees 41 minutes 39 seconds West along the southerly line of the Southeast Quarter of the Southeast Quarter of said Section 18 a distance of 39.95 feet to the present right of way line of a Madison County Highway;  
thence North 89 degrees 41 minutes 39 seconds West along said southerly line 95.00 feet;  
thence North 00 degrees 00 minutes 00 seconds West 232.47 feet;  
thence North 25 degrees 15 minutes 51 seconds East 103.11 feet to the southerly line of Lot 1, Green Acres Subdivision, recorded in Book 2006, Page 551, Madison County Recorder's Office, Madison County;  
thence South 76 degrees 53 minutes 07 seconds East along said southerly line of Lot 1 a distance of 52.36 feet to the present right of way line of a Madison County Highway;  
thence South 76 degrees 53 minutes 07 seconds East along said southerly line of Lot 1 a distance 41.03 feet to the easterly line of the Southeast Quarter of the Southeast Quarter of said Section 18;  
thence South 00 degrees 00 minutes 04 seconds West along said easterly line 305.25 feet to the southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 18 and the point of beginning.

Said tract contains 0.94 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 3 day of May, A. D. 2017.

*Frank Dunham*  
Name: FRANK DUNHAM

AND

*Sally Dunham*  
Name: SALLY DUNHAM

STATE OF IOWA                    )  
                                                  ) ss  
COUNTY OF MADISON        )

On this 3 day of MAY, 2017, before me, the undersigned a Notary Public in and for said County and State personally appeared FRANK & SALLY DUNHAM, 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

