Bernice & Phillip Duff To Madison County, Iowa

#3472

No Fee √JS

Filed for record the 1 day of September A. D. 1961 at 11:30 o'clock A. M.
Mary E. Welty, Recorder
Shirley G. Henry, Deputy

EASEMENT FOR PUBLIC HIGHWAY

KNOW ALL MEN BY THESE PRESENTS: That Bernice Duff and Phillip Duff wife and husband of Madison County, State of Iowa in consideration of the sum of Thirty-five and 15/100

FIDLAR & CHAMBERS CO., DAVENPORT, IOWA 84101

Dollars 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:

> Commencing at the SE corner of the NE¼ NE¼ of Section 3 T77N R28 W of the 5th P.M.; thence South 98.0 feet to the point of beginning; thence South 1001.9 feet; thence Southwesterly 186.1 feet along a 127.33 ft. radius curve concave Northwesterly; thence N6°16'W 40.0 feet; thence Northeasterly 127.6 feet along a 87.33 ft. radius curve concave Northwesterly; thence North 613.9 feet; thence N2°52'W 100.1 feet; thence North 100.0 feet; thence N2°52'E 100.1 feet; thence North 88.0 feet; thence east 40.0 feet to the point of beginning and containing 0.19 acres, more or less, exclusive of the present established highway.
> Note: The East line of said Section 3 is assumed to bear due North and South.

and we hereby covenant with the said Madison County that we are lawfully seized of said premises; that they are free from incumbrance 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 Phillip Duff hereby relinquishes his right of dower in and to the premises hereinbefore conveyed.

Dated this 30th day of August, A.D. 1961.

Bernice Duff
Bernice Duff
Phillip Duff
Phillip Duff
Phillip Duff
Phillip Duff

STATE OF IOWA, MADISON COUNTY, SS.

On this 30th day of August A.D. 1961, before me Fayola McKee a Notary Public in and for said County, personally appeared Phillip Duff to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

(NOTARIAL SEAL)

Fayola McKee Notary Public
in and for said County.

STATE OF IOWA, MADISON COUNTY, SS

On this 31st day of August A.D. 1961, before me Phyllis Price a Notary Public in and for said County, personally appeared Bernice Duff to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

NOTARIAL SEAL

Phyllis Price Notary Public
in and for said County.