


Instrument #: 2023-00854
 01/31/2023 11:25:23 AM Total Pages: 4
 QCD QUIT CLAIM DEED
 Recording Fee: \$ 0.00 Transfer Tax: \$0.00
 Patrick F. Gill, Auditor/Recorder, Woodbury County Iowa



THIS DOCUMENT WAS PREPARED BY MARK L. NAHRA, WOODBURY COUNTY ENGINEER'S OFFICE, 759 E. FRONTAGE RD., MOVILLE, IA 51039, 712-873-3215

Return to Mark Nahra, Woodbury County Engineer, 759 E. Frontage Rd. Merville, IA 51039
 Tax Statement to: Richard Derocher, 4900 Derocher Path, Sioux City, IA 51106

QUIT CLAIM DEED

For the consideration of Four thousand two hundred and 0/100 dollars (\$4200.00) and other valuable consideration, Woodbury County represented by its Board of Supervisors, Matthew Ung, Chairperson does hereby quit claim to Richard K. and Connie L. Derocher, all right, title, interest, estate, claim, and demand on the following described real estate in Woodbury County, Iowa:

SURVEYOR'S DESCRIPTION:
 PART OF THE N.E.1/4 OF THE N.W.1/4 OF SECTION 20, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF THE EAST 20 RODS OF THE NORTH 40 RODS OF SAID N.E.1/4 OF THE N.W.1/4; THENCE S.0°02'07"E. ALONG THE EAST LINE OF SAID EAST 20 RODS OF THE NORTH 40 RODS FOR 660.00 FEET TO THE S.E. CORNER OF SAID EAST 20 RODS OF THE NORTH 40 RODS; THENCE S.87°40'31"W. ALONG THE SOUTH LINE OF SAID EAST 20 RODS OF THE NORTH 40 RODS FOR 329.08 FEET TO THE S.E. CORNER OF LOT 2, LAMBERT'S SUBDIVISION, WOODBURY COUNTY, IOWA; THENCE S.88°58'01"W. ALONG THE SOUTH LINE OF SAID LOT 2 FOR 111.97 FEET TO THE S.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 349, IMAGE 2133 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE CONTINUING S.88°58'01"W. ALONG THE SOUTH LINE OF SAID PARCEL FOR 312.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD LAKEPORT ROAD AS DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 211, IMAGE 1497 IN THE WOODBURY COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE S.3°55'47"W. ALONG SAID EASTERLY LINE FOR 114.04 FEET; THENCE S.54°51'50"E. ALONG SAID EASTERLY LINE FOR 85.59 FEET; THENCE S.23°19'17"E. ALONG SAID EASTERLY LINE FOR 15.25 FEET; THENCE S.44°10'12"W. FOR 179.78 FEET TO THE CENTERLINE OF OLD LAKEPORT ROAD PRIOR TO RELOCATION AS SHOWN ON A PLAT OF SURVEY RECORDED ON ROLL 728, IMAGE 5635 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.0°17'29"W. ALONG SAID CENTERLINE FOR 168.11 FEET; THENCE NORTHERLY ALONG SAID CENTERLINE AND A 1145.92 FOOT RADIUS CURVE CONCAVE EASTERLY FOR 137.25 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED ON ROLL 349, IMAGE 2133 EXTENDED WEST, SAID CURVE HAVING A CHORD BEARING OF N.3°08'24"E. AND A CHORD LENGTH OF 137.17 FEET; THENCE N.88°58'01"E. ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED WEST FOR 50.40 FEET TO THE POINT OF BEGINNING. CONTAINING 0.45 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID N.E.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR S.0°02'07"E.

Said real estate being part subject to other easements of record.

Exempt from Declaration of Value as per Chpt. 428A.2(6) *MB*

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number and as masculine or feminine gender, according to the context.

Dated: 1-17-23

[Signature]
Chair, County Board of Supervisors

County Seal:

[Signature]
County Auditor

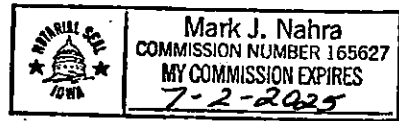
On this 17th day of January, 2023, before me Mark J. Nabra a notary public in and for the State of Iowa appeared Matthew Ung and Patrick Gill, to me personally known, and who, being by me duly sworn, did say that they are the Chairperson of the County Board of Supervisors and County Auditor, respectively, of the County of Woodbury, Iowa; that the seal affixed to the foregoing instrument is the county seal of the county, and that the instrument was signed and sealed on behalf of the county, by authority of its Board of Supervisors, as contained in the Supervisors Minute Book, as passed by the Board of Supervisors on the 17th day of January, 2023 and, Matthew Ung and Patrick Gill acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of the county, by it voluntarily executed.

Mark J. Nabra

Notary Public

My Commission Expires: 7-2-2025

Seal:



INDEX LEGEND	
SURVEYOR:	ALAN L. FAGAN 712539-1471
MAIL TO:	ALAN L. FAGAN SURVEYING, P.C. P.O. BOX 858 - MERRILL, IA 51038
COUNTY:	WOODBURY
SECTION(S):	20 T. 88 N., R. 47 W.
ALLOTMENT PART:	PART OF THE N.E.1/4-N.W.1/4
CITY:	
SUBDIVISION:	
BLOCK(S):	
LOT(S):	
PROPRIETOR(S):	WOODBURY COUNTY
REQUESTED BY:	RICHARD DEPOCHER

AL FAGAN LAND SURVEYING P.C. P.O. BOX 858-MERRILL, IOWA 51038-PH. (712) 539-1471

PAGE 1 OF 2

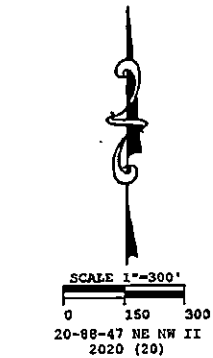
FLAT OF SURVEY

PLAT OF SURVEY SHOWING PART OF THE N.E.1/4 OF THE N.W.1/4 OF SECTION 20, T.88N., R.47W. OF THE 5TH P.M., WOODBURY COUNTY, IOWA.

SURVEYOR'S DESCRIPTION:

PART OF THE N.E.1/4 OF THE N.W.1/4 OF SECTION 20, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF THE EAST 20 RODS OF THE NORTH 40 RODS OF SAID N.E.1/4 OF THE N.W.1/4; THENCE S.0°02'07"E. ALONG THE EAST LINE OF SAID EAST 20 RODS OF THE NORTH 40 RODS FOR 660.00 FEET TO THE S.E. CORNER OF SAID EAST 20 RODS OF THE NORTH 40 RODS; THENCE S.87°40'31"W. ALONG THE SOUTH LINE OF SAID EAST 20 RODS OF THE NORTH 40 RODS FOR 329.08 FEET TO THE S.E. CORNER OF LOT 2, LAMBERT'S SUBDIVISION, WOODBURY COUNTY, IOWA; THENCE S.88°58'01"W. ALONG THE SOUTH LINE OF SAID LOT 2 FOR 111.97 FEET TO THE S.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 349, IMAGE 2133 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE CONTINUING S.88°58'01"W. ALONG THE SOUTH LINE OF SAID PARCEL FOR 312.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD LAKEPORT ROAD AS DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 211, IMAGE 1497 IN THE WOODBURY COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE S.3°55'47"W. ALONG SAID EASTERLY LINE FOR 114.04 FEET; THENCE S.54°51'50"E. ALONG SAID EASTERLY LINE FOR 85.59 FEET; THENCE S.23°19'17"E. ALONG SAID EASTERLY LINE FOR 15.25 FEET; THENCE S.44°10'12"W. FOR 179.78 FEET TO THE CENTERLINE OF OLD LAKEPORT ROAD PRIOR TO RELOCATION AS SHOWN ON A PLAT OF SURVEY RECORDED ON ROLL 728, IMAGE 5635 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.0°17'29"W. ALONG SAID CENTERLINE FOR 168.11 FEET; THENCE NORTHERLY ALONG SAID CENTERLINE AND A 1145.92 FOOT RADIUS CURVE CONCAVE EASTERLY FOR 137.25 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED ON ROLL 349, IMAGE 2133 EXTENDED WEST, SAID CURVE HAVING A CHORD BEARING OF N.3°08'24"E. AND A CHORD LENGTH OF 137.17 FEET; THENCE N.88°58'01"E. ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED WEST FOR 50.40 FEET TO THE POINT OF BEGINNING. CONTAINING 0.45 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

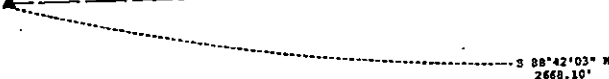
NOTE:
THE EAST LINE OF SAID N.E.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR S.0°02'07"E.



NOTE:
SEE PAGE 2 FOR MORE INFORMATION

- A-B: S 3°55'47" W - 114.04'
- B-C: S 54°51'50" E - 85.59'
- C-D: S 23°19'17" E - 15.25'
- D-E: S 44°10'12" W - 179.78'
- E-F: N 0°17'29" W - 168.11'
- F-G: R=1145.92', L=137.25'
- CH=N 3°08'24" E, CH=137.17'
- G-A: N 88°58'01" E - 50.40'

S.W. CORNER
N.W.1/4
SEC. 20-88-47
FOUND WPA MON.



N.E. CORNER
N.E.1/4-N.W.1/4
SEC. 20-88-47
FOUND MAG NAIL

EAST LINE
N.E.1/4-N.W.1/4
SEC. 20-88-47

S.E. CORNER
N.E.1/4-N.W.1/4
SEC. 20-88-47
FOUND STONE

S.E. CORNER
N.W.1/4
SEC. 20-88-47
FOUND PIPE

DATE OF SURVEY: 2015 & 2020

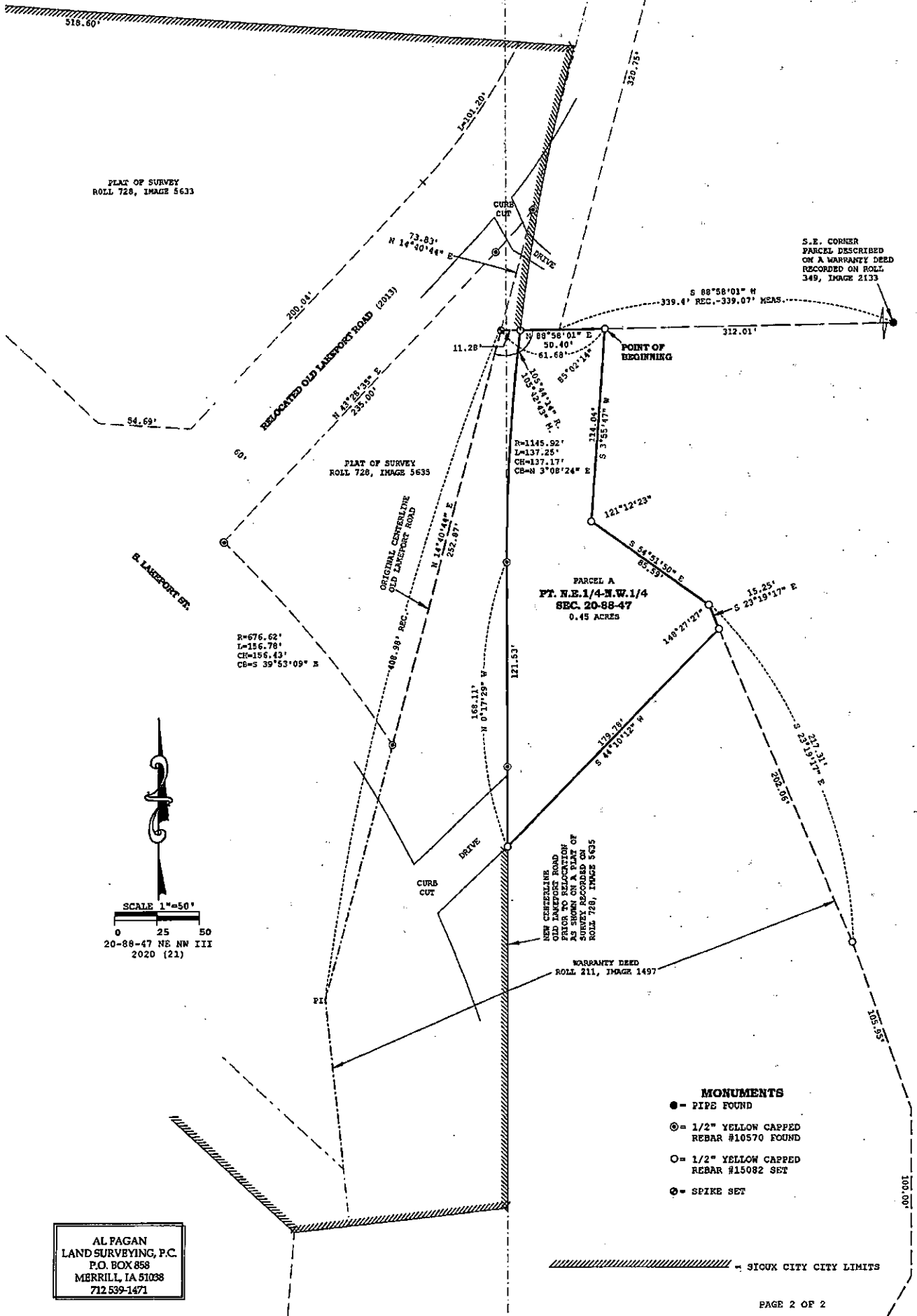
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

ALAN L. FAGAN DATE _____
LICENSE NUMBER 15082
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL: TWO



MONUMENTS

- = PIPE FOUND
- = 1/2" YELLOW CAPPED REBAR #10570 FOUND
- = 1/2" YELLOW CAPPED REBAR #15082 SET
- ⊙ = SPIKE SET



PLAT OF SURVEY
ROLL 728, IMAGE 5633

S.E. CORNER
PARCEL DESCRIBED
ON A WARRANTY DEED
RECORDED ON ROLL
349, IMAGE 2133

PLAT OF SURVEY
ROLL 728, IMAGE 5635

PARCEL A
PT. N.E. 1/4-N.W. 1/4
SEC. 20-88-47
0.45 ACRES

NEW CENTERLINE
OLD LANESPORT ROAD
PRIOR TO RELOCATION
AS SHOWN ON A PLAT OF
SURVEY RECORDED ON
ROLL 728, IMAGE 5635

WARRANTY DEED
ROLL 211, IMAGE 1497

- MONUMENTS**
- - PIPE FOUND
 - ⊙ - 1/2" YELLOW CAPPED REBAR #10570 FOUND
 - - 1/2" YELLOW CAPPED REBAR #15082 SET
 - ⊙ - SPIKE SET

AL PAGAN
LAND SURVEYING, P.C.
P.O. BOX 858
MERRILL, IA 51038
712.539-1471