IOWA DOT

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www.iowadot.gov

Office of Right of Way
800 Lincoln Way I Ames, IA 50010
Phone: 515-239-1029 I Fax: 515-239-1247
Email: Michael.schneider@dot.iowa.gov

March 20, 2014

When corresponding, refer to:
Woodbury County
Project: NHSN-20-1(80)--2R-97
Parcel No. 38

Woodbury County Auditor
620 Douglas St. - Room 103
Sioux City, IA 51101

Enclosed for your records is a recorded **EASEMENT FOR PUBLIC HIGHWAY** conveying required right of way to Woodbury County, Iowa. This property was obtained through the above mentioned Project No. under Parcel No. 38 from Ramona Carrington.

Thank you for your cooperation in this highway improvement project. If you have any questions, please contact me.

Sincerely,

Michael J Schneider, Agent
Title and Closing Unit
Office of Right of Way

MJS
Enc.

c: Woodbury County Engineer

PATRICK F. GILL
WOODBURY COUNTY
AUDITOR & RECORDER &
COMM. OF ELECTIONS
2014 MAR 26 AM 11 14

Roll 734 Image 4325
Document Number: 10605
Recorded: 3/12/2014 at 3:45:11.0 PM
Fee Amount: $27.00
Revenue Tax:
PATRICK F. GILL, AUDITOR AND RECORDER
Woodbury County, Iowa

IOWA DOT

Prepared by: Michael Schneider, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1029
Return to: Michael Schneider, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1029
Address Tax Statements: **Tax Exempt-IA Code Sec. 427.2** (Woodbury County Engineer's Office, 759 E. Frontage Road, Moville, IA 51039)

EASEMENT FOR PUBLIC HIGHWAY

For the consideration of **THIRTEEN THOUSAND SEVEN HUNDRED TWENTY AND NO/I00-----($13,720.00)-----DOLLARS** and other valuable consideration in hand paid by Iowa Department of Transportation, **RAMONA CARRINGTON,** single, does hereby grant to **WOODBURY COUNTY, IOWA**, a permanent easement for road purposes and for use as a Public Highway in, to, on, over and across the following described real estate in Woodbury County, Iowa:

THE EASEMENT GRANTED FOR HIGHWAY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

A parcel of land located in a part of the Southeast ¼ of the Northeast ¼ of Section 31, Township 89 North, Range 43 West of the Fifth Principal Meridian, Woodbury County, Iowa, as shown on the Acquisition Plat Exhibit "A" (1 of 2) attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the Southeast Corner of the Northeast ¼ of said Section 31; thence North 03°07'16" East, 339.56 feet along the East line of said Northeast ¼; thence North 88°37'23" West, 33.02 feet to the Point of Beginning; thence continuing North 88°37'23" West, 33.05 feet; thence North 05°46'13" East, 209.25 feet; thence North 16°15'41" East, 102.79 feet to a point on the existing West right of way line of Knox Avenue; thence South 03°07'16" West, 308.12 feet along said existing West right of way line to the Point of Beginning, containing 0.16 acre.

AND

A parcel of land located in a part of the Northeast ¼ of the Southeast ¼ of Section 31, Township 89 North, Range 43 West of the Fifth Principal Meridian, Woodbury County, Iowa, as shown on the Acquisition Plat Exhibit "A" (2 of 2) attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the Northeast Corner of the Southeast ¼ of said Section 31; thence South 03°07'16" West, 30.62 feet along the East line of said Southeast ¼; thence North 88°17'00" West, 90.98 feet to a point on the existing West right of way line of Knox Avenue and the Point of Beginning; thence South 16°55'53" East, 169.03 feet along said existing West right of way line; thence South 03°07'16" West, 661.51 feet along said existing West right of way line; thence North 03°30'02" West, 472.63 feet; thence North

00°36'41" West, 231.87 feet; thence North 19°26'21" West, 127.72 feet; thence South 88°17'00" East, 60.66 feet to the Point of Beginning, containing 0.78 acre.

This easement and a certain Warranty Deed to the State of Iowa, executed by the above named grantor are given in fulfillment of a certain Purchase Agreement dated January 21, 2014, and recorded in the Woodbury County Recorder's Office on January 23, 2014, at Roll 733, Image 8562, except for those terms that survive the execution of this document.

This easement and transfer is exempt from transfer tax. Iowa Code Sec. 428A.2(17).

This easement is being acquired for public purposes through eminent domain and a Declaration of Value is not required. Iowa Code Sec. 428A.1.

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the easement.

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

Dated January 14, 2014

Ramona Carrington **(Sign in Ink)**
Ramona Carrington

STATE OF Iowa, COUNTY OF Woodbury, ss:

This instrument was acknowledged before me on January 14, 2014, by Ramona Carrington.

NOTARIAL SEAL IOWA
MARK E. HOLM
COMMISSION NO. 220181
MY COMMISSION EXPIRES
1-14-17

(Sign in Ink)
Notary Public.

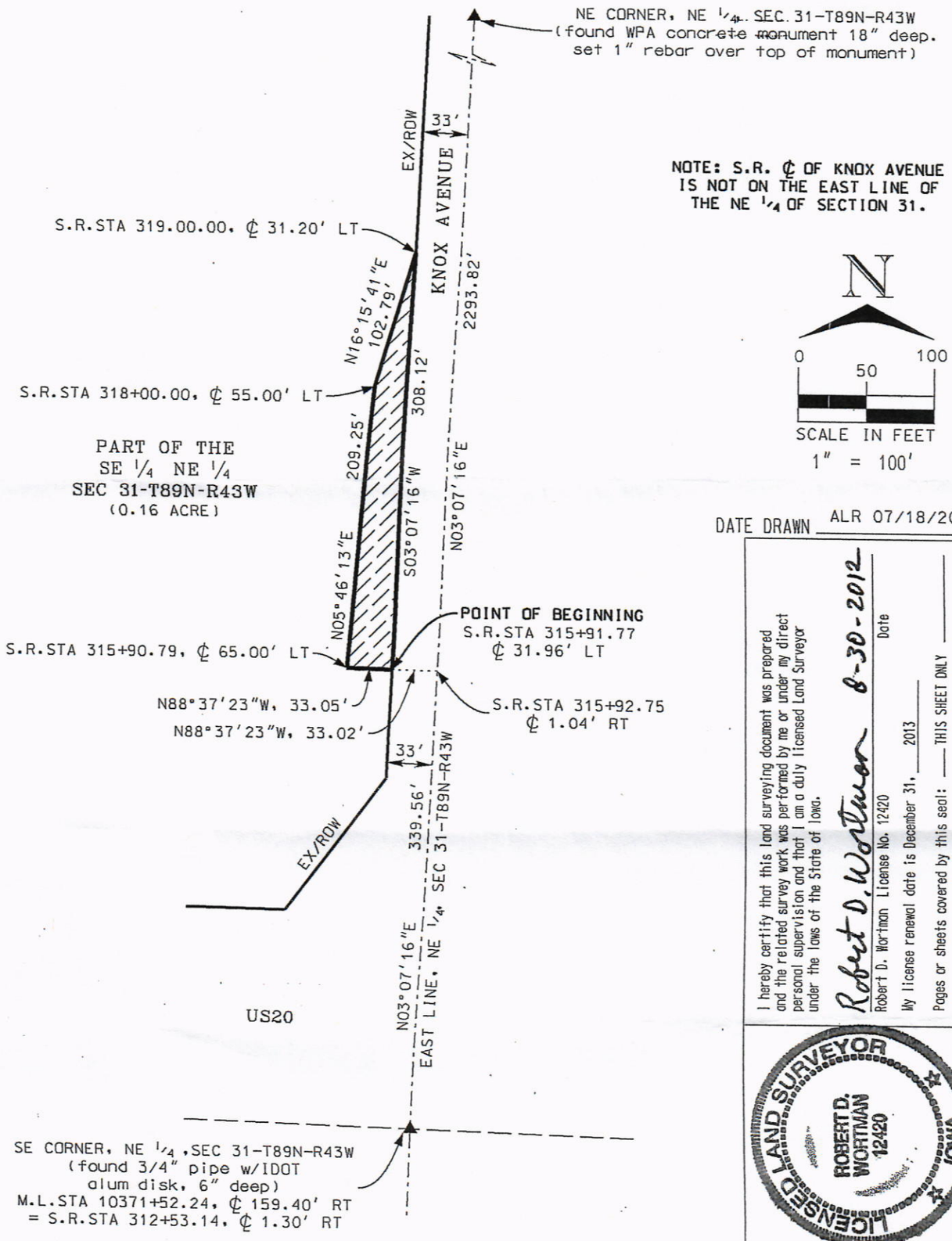
(AFFIX NOTARIAL SEAL ABOVE ▲)

MARK E. HOLM
COMMISSION NO. 229181
MY COMMISSION EXPIRES

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" (1 of 2)

COUNTY WOODBURY STATE CONTROL NO. -
PROJECT NO. NHSN-020-1(080)--2R-97 PARCEL NO. 38
SECTION 31 TOWNSHIP 89N RANGE 43W
ROW - FEE EASE 0.16 ACRE * QUIT CLAIM
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. MAIN LINE SIDE
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. SIDE ROAD SIDE
ACQUIRED FROM

* ACQUIRED IN THE NAME OF WOODBURY COUNTY.



DATE DRAWN ALR 07/18/2012

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.

Robert D. Wortman 8-30-2012
Robert D. Wortman License No. 12420 Date
My license renewal date is December 31, 2013
Pages or sheets covered by this seal: THIS SHEET ONLY

LICENSED LAND SURVEYOR ROBERT D. WORTMAN 12420 IOWA

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" (2 of 2)

COUNTY WOODBURY STATE CONTROL NO. -
PROJECT NO. NHSN-020-1(080)--2R-97 PARCEL NO. 38
SECTION 31 TOWNSHIP 89N RANGE 43W
ROW - FEE EASE 0.78 ACRE * QUIT CLAIM
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. MAIN LINE SIDE
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. SIDE ROAD SIDE
ACQUIRED FROM

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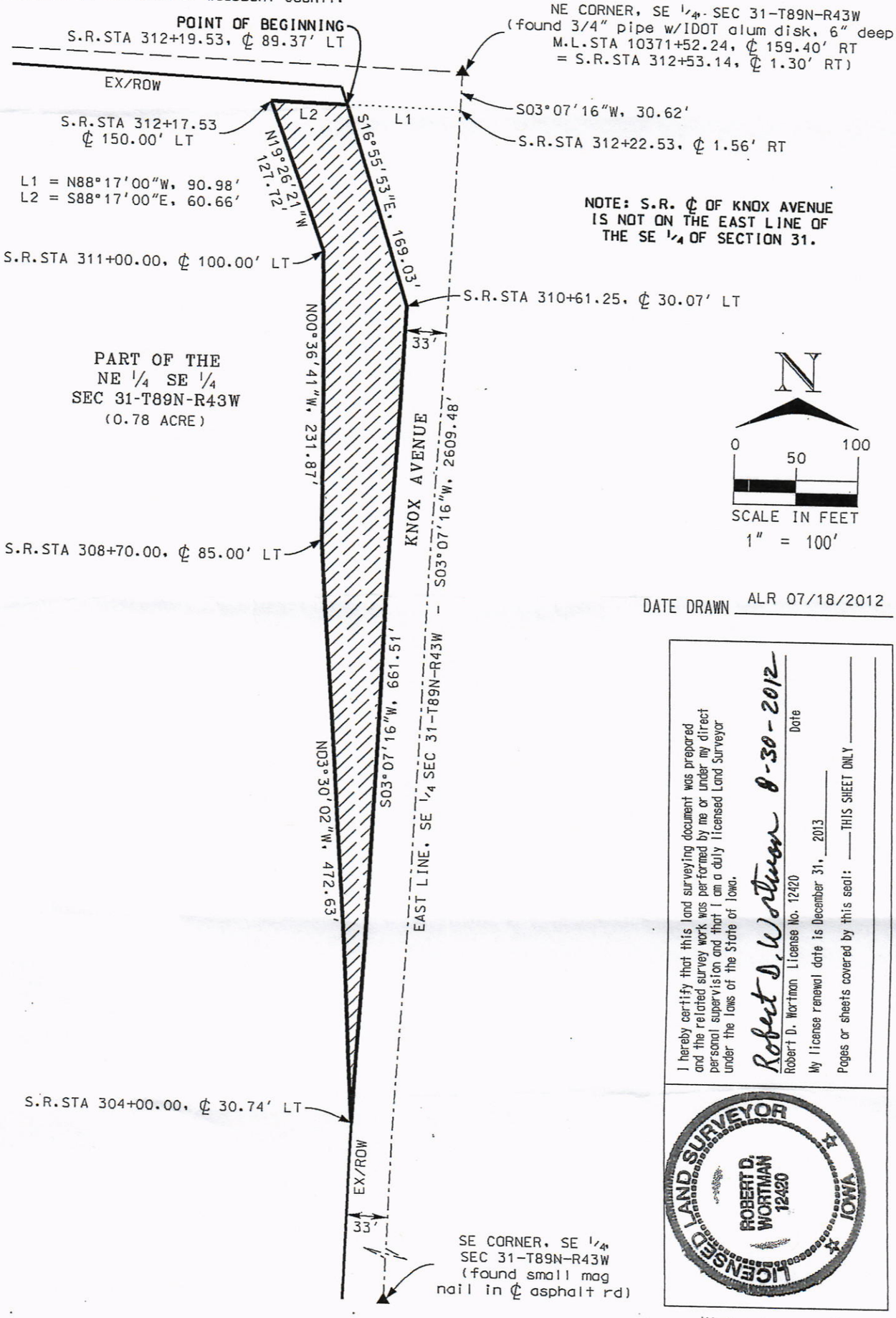

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