

THIS DOCUMENT WAS PREPARED BY MARK J. 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 three thousand and 0/100 dollars (\$3,000.00) 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 N.E. CORNER OF PARCEL A DESCRIBED ON A PLAT OF SURVEY RECORDED ON INSTRUMENT #2020-04528 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE CONTINUING S.88°58'01"W. ALONG THE NORTH LINE OF SAID PARCEL A FOR 50.40 FEET TO THE N.W. CORNER OF SAID PARCEL A, 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 AND THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL A, SAID CENTERLINE AND A 1145.92 FOOT RADIUS CURVE CONCAVE EASTERLY FOR 137.25 FEET, SAID CURVE HAVING A CHORD BEARING OF S.3°08'24"W. AND A CHORD LENGTH OF 137.17 FEET; THENCE S.0°17'29"E. ALONG THE WEST LINE OF SAID PARCEL A, AND SAID CENTERLINE FOR 168.11 FEET TO THE SOUTHERLY MOST CORNER OF SAID PARCEL A; THENCE S.44°10'12"W. FOR 31.89 FEET; THENCE NORTHWESTERLY ALONG A 676.62 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY FOR 95.31 FEET TO THE SOUTHERLY MOST CORNER OF A 0.46 ACRE PARCEL DESCRIBED ON SAID PLAT OF SURVEY RECORDED ON ROLL 728, IMAGE 5635 AND THE ORIGINAL CENTERLINE OF OLD LAKEPORT ROAD, SAID CURVE HAVING A CHORD BEARING OF N.29°12'44"W. AND A CHORD LENGTH OF 95.24 FEET; THENCE N.14°40'44"E. ALONG THE EASTERLY LINE OF SAID PARCEL AND SAID CENTERLINE FOR 326.70 FEET TO THE NORTHERLY MOST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG A 380.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY FOR 6.47 FEET TO SAID CENTERLINE OF OLD LAKEPORT ROAD PRIOR TO RELOCATION, SAID CURVE HAVING A CHORD BEARING OF N.37°55'04"E. AND A CHORD LENGTH OF 6.47 FEET; THENCE SOUTHERLY ALONG

SAID CENTERLINE AND A 1145.92 FOOT RADIUS CURVE CONCAVE EASTERLY FOR 77.18 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CHORD BEARING OF S.8°30'02"W. AND A CHORD LENGTH OF 77.17 FEET. CONTAINING 0.30 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

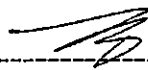
THE BEFORE DESCRIBED 0.30 ACRE PARCEL IS SUBJECT TO AN INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY MOST CORNER OF SAID 0.30 ACRE PARCEL; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL AND A 1145.92 FOOT RADIUS CURVE CONCAVE EASTERLY FOR 36.57 FEET, SAID CURVE HAVING A CHORD BEARING OF S.9°30'58"W. AND A CHORD LENGTH OF 36.56 FEET; THENCE N.55°52'18"W. FOR 6.20 FEET TO THE WESTERLY LINE OF SAID PARCEL; THENCE N.14°40'44"E. ALONG SAID WESTERLY LINE FOR 28.41 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL AND A 380.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY FOR 6.47 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CHORD BEARING OF N.37°55'04"E. AND A CHORD LENGTH OF 6.47 FEET.

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.

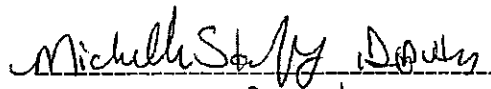
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number and as masculine or feminine gender, according to the context.

Dated: 8-8-23



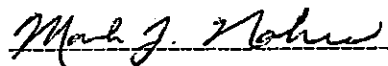
Chair, County Board of Supervisors

County Seal:



County Auditor, Deputy

On this 8th day of August, 2023, before me Mark J. Nahra a notary public in and for the State of Iowa appeared Matthew Ung and Michelle Skaff, 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 ^{Deputy} 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 8th day of August, 2023 and, Matthew Ung and Michelle Skaff 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.



Notary Public
My Commission Expires: July 2, 2025

Seal:



SURVEYOR: ALAN L. FAGAN 71253-1471
MAIL TO: AL. FAGAN LAND 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 OF THE N.W. 1/4
CITY:
SUBDIVISION:
BLOCKS:
LOTS:
PROPRIETOR(S): WOODBURY COUNTY
REQUESTED BY: RICHARD DEROCHE

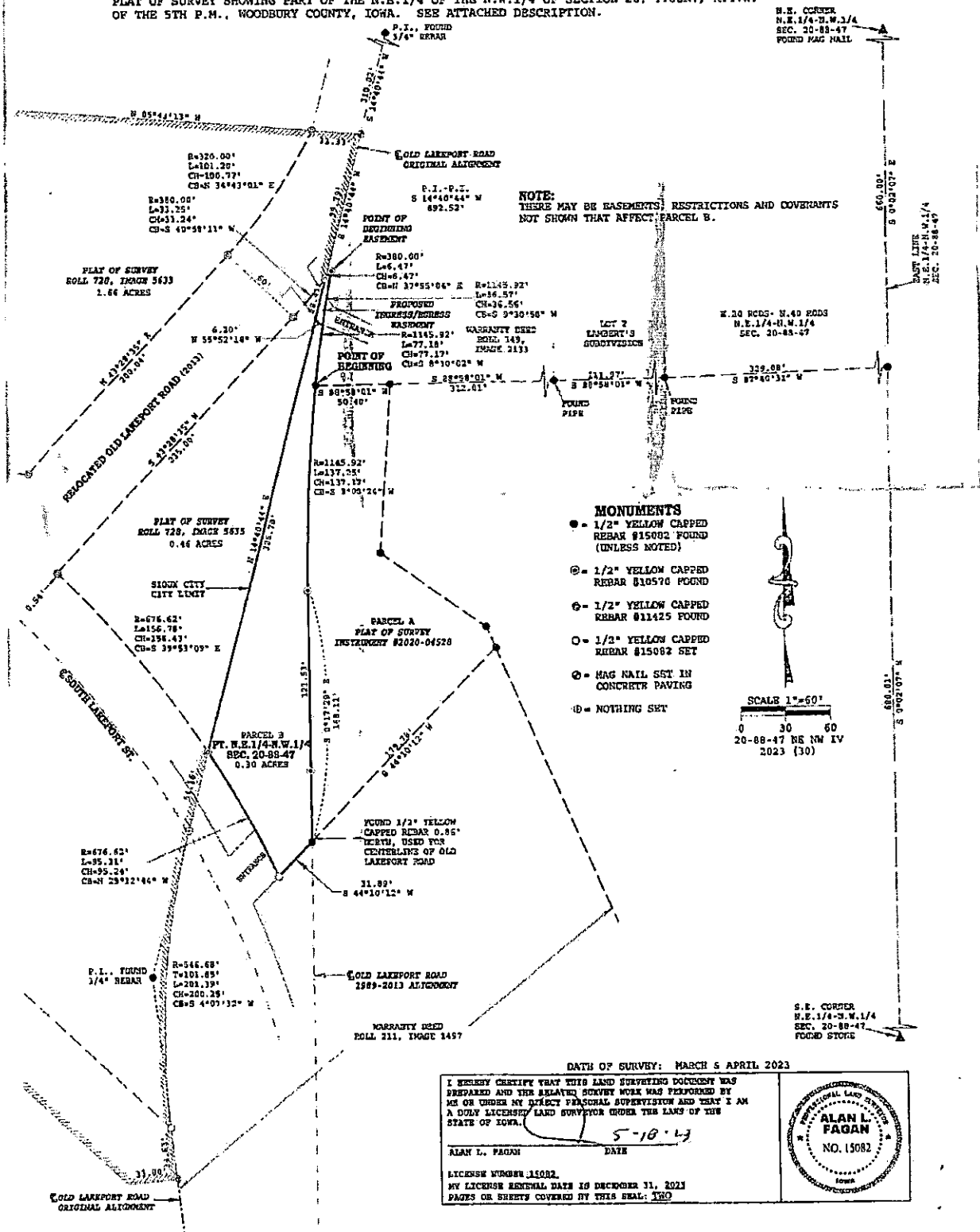
Instrument #: 2023-04848
 03/28/2023 11:26:45 AM Total Pages: 2
 SWYF PLAT OF SURVEY
 Recording Fee: \$ 12.00
 Patrick F. Gill, Auditor/Recorder, Woodbury County Iowa

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

PAGE 1 OF 2

PLAT 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. SEE ATTACHED DESCRIPTION.



DATE OF SURVEY: MARCH & APRIL 2023

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 5-18-23
 LICENSE NUMBER 15082
 MY LICENSE EXPIRES DATE IS DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL: TWO



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 N.E. CORNER OF PARCEL A DESCRIBED ON A PLAT OF SURVEY RECORDED ON INSTRUMENT #2020-04528 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE CONTINUING S.88°58'01"W. ALONG THE NORTH LINE OF SAID PARCEL A FOR 50.40 FEET TO THE N.W. CORNER OF SAID PARCEL A. 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 AND THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL A, SAID CENTERLINE AND A 1145.92 FOOT RADIUS CURVE CONCAVE EASTERLY FOR 137.25 FEET, SAID CURVE HAVING A CHORD BEARING OF S.3°08'24"W. AND A CHORD LENGTH OF 137.17 FEET; THENCE S.0°17'29"E. ALONG THE WEST LINE OF SAID PARCEL A, AND SAID CENTERLINE FOR 168.11 FEET TO THE SOUTHERLY MOST CORNER OF SAID PARCEL A; THENCE S.44°10'12"W. FOR 31.89 FEET; THENCE NORTHWESTERLY ALONG A 676.62 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY FOR 95.31 FEET TO THE SOUTHERLY MOST CORNER OF A 0.46 ACRE PARCEL DESCRIBED ON SAID PLAT OF SURVEY RECORDED ON ROLL 728, IMAGE 5635 AND THE ORIGINAL CENTERLINE OF OLD LAKEPORT ROAD, SAID CURVE HAVING A CHORD BEARING OF N.29°12'44"W. AND A CHORD LENGTH OF 95.24 FEET; THENCE N.14°40'44"E. ALONG THE EASTERLY LINE OF SAID PARCEL AND SAID CENTERLINE FOR 326.70 FEET TO THE NORTHERLY MOST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG A 380.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY FOR 6.47 FEET TO SAID CENTERLINE OF OLD LAKEPORT ROAD PRIOR TO RELOCATION, SAID CURVE HAVING A CHORD BEARING OF N.37°55'04"E. AND A CHORD LENGTH OF 6.47 FEET; THENCE SOUTHERLY ALONG SAID CENTERLINE AND A 1145.92 FOOT RADIUS CURVE CONCAVE EASTERLY FOR 77.18 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CHORD BEARING OF S.8°30'02"W. AND A CHORD LENGTH OF 77.17 FEET. CONTAINING 0.30 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

THE BEFORE DESCRIBED 0.30 ACRE PARCEL IS SUBJECT TO AN INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY MOST CORNER OF SAID 0.30 ACRE PARCEL; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL AND A 1145.92 FOOT RADIUS CURVE CONCAVE EASTERLY FOR 36.57 FEET, SAID CURVE HAVING A CHORD BEARING OF S.9°30'58"W. AND A CHORD LENGTH OF 36.56 FEET; THENCE N.55°52'18"W. FOR 6.20 FEET TO THE WESTERLY LINE OF SAID PARCEL; THENCE N.14°40'44"E. ALONG SAID WESTERLY LINE FOR 28.41 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL AND A 380.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY FOR 6.47 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CHORD BEARING OF N.37°55'04"E. AND A CHORD LENGTH OF 6.47 FEET.

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.