

Prepared by\ Return to:

Cyndy Howell, IA Department of Transportation, Right of Way Office, 800 Lincoln Way, Ames, IA 50010, 515-239-1534

Address Tax Statements: Daniel A. Waters, 712 Avenue G, West Point, IA 52656

State of Iowa

OFFICE OF THE SECRETARY OF STATE

Patent No. 5972

STATE LAND OFFICE

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Daniel A. Waters**, real estate in **Lee County, Iowa**, and more particularly described as follows:

Auditor's Parcel "A" being a part of a tract of land described in Book 08N, Page 2531 in the Office of The Lee County Recorder located in the Northwest Quarter of the Southeast Quarter in Section 23, Township 68 North, Range 4 West of the 5th Principal Meridian, Lee County, Iowa, more particularly described as follows:

Beginning at the northwest corner of the West Half of the Southeast Quarter of said Section 23; thence North 88°43'54" East a distance of 1303.64 feet, along the northerly line of the West Half of the Southeast Quarter of said Section 23 to the easterly line of the West Half of the Southeast Quarter of said Section 23; thence South 01°06'52" East a distance of 586.64, feet along said easterly line; thence South 89°40'44" West a distance of 230.47 feet; thence South 00°23'41" East a distance of 240.45 feet; thence South 88°42'23" West a distance of 1064.46 feet to the westerly line of the West Half of the Southeast Quarter of said Section 23; thence North 01°30'42" West a distance of 823.73, feet along said westerly line to the Point of Beginning; containing 23.32 acres, more or less.

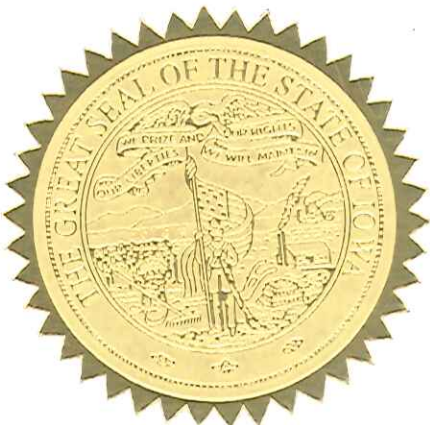
NOTE: The northerly line of the West Half of the Southeast Quarter of Section 23 is assumed to bear North 88°43'54" East.

AND

Auditor's Parcel "B" being a part of a 30.26 acre tract of land described in Book 08N, Page 2531 in the Office of The Lee County Recorder located in the Northwest Quarter of the Southeast Quarter in Section 23, Township 68 North, Range 4 West of the 5th Principal Meridian, Lee County, Iowa, more particularly described as follows:

(cont. page 2)

CONDITIONS: Authority and consideration for issuance of this patent are stated in the certificate of the **Right of Way Director of the Iowa Department of Transportation** filed with the State Land Office as provided in *Iowa Code* Section 9G.6. This conveyance is subject to the conditions imposed by *Iowa Code* Sections 306.22, 306.23, 306.24, and 306.25, including the right of a utility association, company or corporation to continue in possession of a right of way in use at the time of the sale.



I, **Terry E. Branstad**, Governor of the State of Iowa, have caused this instrument to be issued and the Great Seal of the State of Iowa to be affixed to it at Des Moines, on this 20~~th~~ day of April, 2015.


Terry E. Branstad, Governor of Iowa


Paul D. Pate, Iowa Secretary of State

I hereby certify that the foregoing Patent is recorded in Vol. 27 Page 21 in the State Land Office.


Paul D. Pate, Iowa Secretary of State

Lee County
Waters Patent
Cont. from page 1

Commencing at the northwest corner of the West Half of the Southeast Quarter of said Section 23; thence South 01°30'42" East a distance of 823.73 feet, along the westerly line of the West Half of the Southeast Quarter of said Section 23 to the Point of Beginning; thence North 88°42'23" East a distance of 1064.46 feet; thence South 00°23'41" East a distance of 130.92 feet to a southerly line of said 30.26 acre tract; thence South 88°29'09" West a distance of 153.43 feet, along a southerly line of said 30.26 acre tract; thence South 78°11'30" West a distance of 923.34 feet, along a southerly line of said 30.26 acre tract to the westerly line of said West Half of the Southeast Quarter of said Section 23; thence North 01°30'42" West a distance of 300.00 feet, along said westerly line to the Point of Beginning; containing 4.97 acres, more or less.

NOTE: The westerly line of the West Half of the Southeast Quarter of Section 23 is assumed to bear South 01°30'42" East.

Direct access between the above described parcels of land and U.S. 61 will be prohibited.

The State retains the right of entry thereon for the purpose of constructing and maintaining the right of way fence. The fence shall be maintained for vehicle access control purposes only. The State will be held blameless and without liability for fencing private property or maintaining the same. The buyer may pasture against said fence at their own peril and the State will be held blameless and without liability for fencing private property or maintaining the same to restrain livestock.

These provisions run with the land and are binding upon buyers, their heirs, successors, and assigns.

Auditor's Parcel "B" is subject to the Environmental Covenant which was filed in the Office of the Lee County Recorder on March 6, 2015 in Book 2015, Page 871.

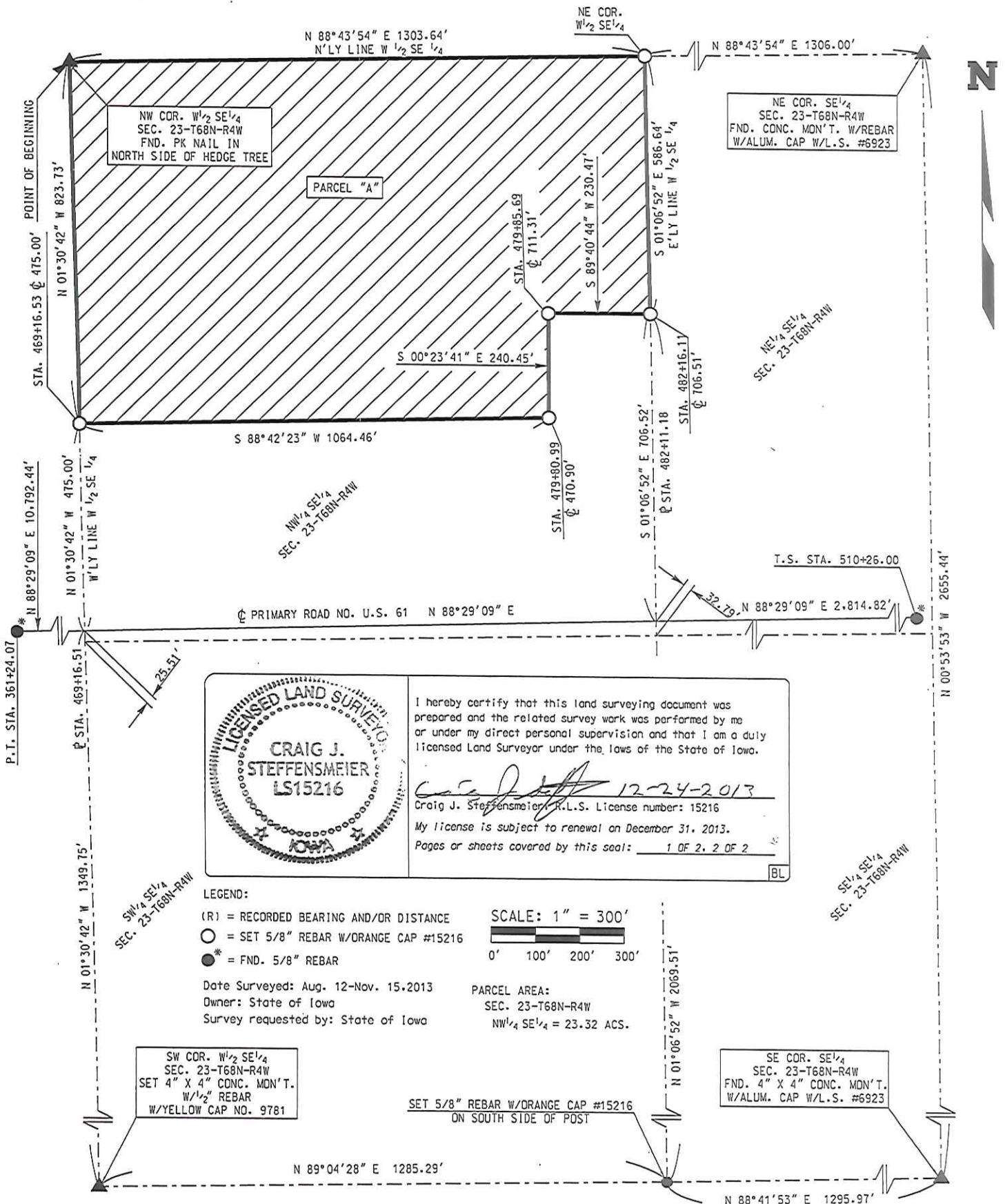
Declaration of Value Filing is not required, as the State of Iowa is the Grantor and exempt from such filing by Section 428A.2(6) of the Code of Iowa.



Iowa Department of Transportation

PLAT OF SURVEY
AUDITOR'S PARCEL "A"

COUNTY LEE STATE CONTROL NO. _____
 PROJECT NO. NHSX-61-1(109)--3H-56 PARCEL NO. 65
 SECTION 23 TOWNSHIP 68N RANGE 4W
 ACQUIRED FROM THOMAS W. WATERS ETAL ACCESS POINTS NO ACCESS
 AREA 23.32 AC



LICENSED LAND SURVEYOR
CRAIG J. STEFFENSMEIER
LS15216

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.

Craig J. Steffensmeier 12-24-2013
 Craig J. Steffensmeier, R.L.S. License number: 15216
 My license is subject to renewal on December 31, 2013.
 Pages or sheets covered by this seal: 1 OF 2, 2 OF 2

LEGEND:
 (R) = RECORDED BEARING AND/OR DISTANCE
 ○ = SET 5/8" REBAR W/ORANGE CAP #15216
 ● = FND. 5/8" REBAR

Date Surveyed: Aug. 12-Nov. 15, 2013
 Owner: State of Iowa
 Survey requested by: State of Iowa

SCALE: 1" = 300'
 0' 100' 200' 300'

PARCEL AREA:
 SEC. 23-T68N-R4W
 NW 1/4 SE 1/4 = 23.32 ACS.

SW COR. W 1/2 SE 1/4
 SEC. 23-T68N-R4W
 SET 4" X 4" CONC. MON'T.
 W 1/2 REBAR
 W/YELLOW CAP NO. 9781

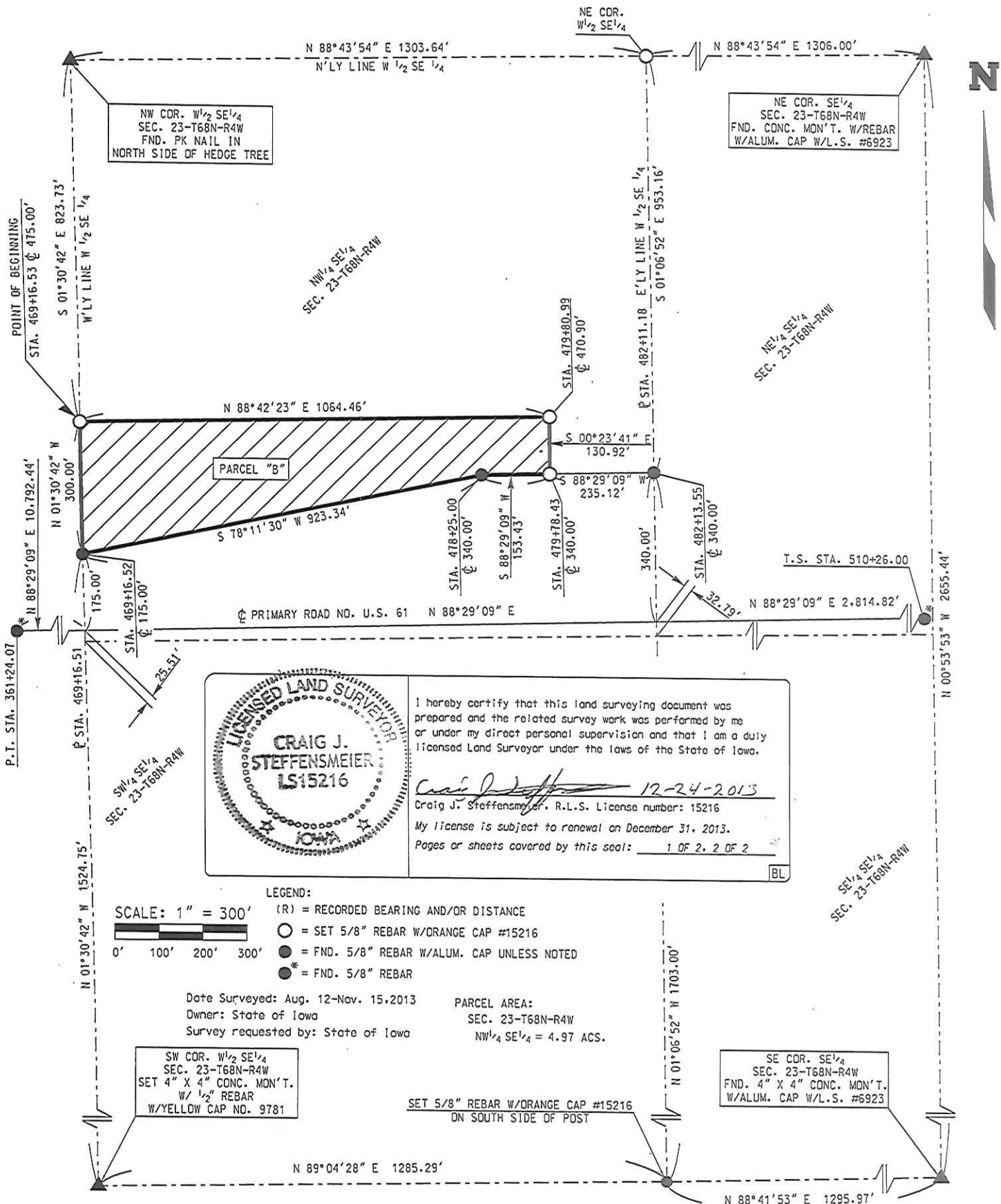
SE COR. SE 1/4
 SEC. 23-T68N-R4W
 FND. 4" X 4" CONC. MON'T.
 W/ALUM. CAP W/L.S. #6923



Iowa Department of Transportation

PLAT OF SURVEY
AUDITOR'S PARCEL "B"

COUNTY LEE STATE CONTROL NO. _____
 PROJECT NO. NHSX-61-1(109)--3H-56 PARCEL NO. 65
 SECTION 23 TOWNSHIP 68N RANGE 4W
 ACQUIRED FROM THOMAS W. WATERS ETAL ACCESS POINTS NO ACCESS
 AREA 4.97 AC



LICENSED LAND SURVEYOR
CRAIG J. STEFFENSMEIER
LS15216

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.

Craig J. Steffensmeier 12-24-2013
 Craig J. Steffensmeier, R.L.S. License number: 15216
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