

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: Oak Creek North, LLC, an Iowa Limited Liability Company, c/o Steve Hagarty, 5300 Oak Creek Drive NE,
Cedar Rapids, IA 52411

State of Iowa

OFFICE OF THE SECRETARY OF STATE

Patent No. 6001

STATE LAND OFFICE

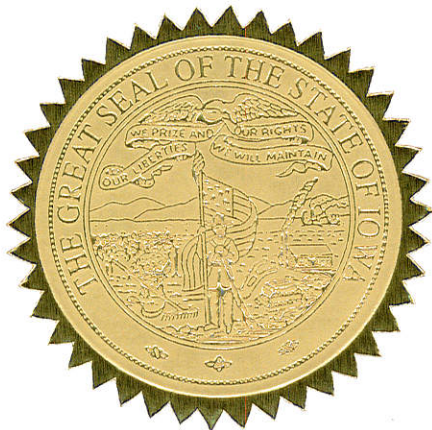
The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Oak Creek North, LLC, an Iowa Limited Liability Company**, real estate in **Linn County, Iowa**, and more particularly described as follows:

A parcel of land within Lot 5 of Irregular Survey of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of Section One (1), Township Eighty-three (83) North, Range Eight (8) West of the Fifth Principal Meridian, Linn County, Iowa lying southerly of the presently established southerly right-of-way line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad and within the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of Section Six (6), Township Eighty-three (83) North, Range Seven (7) West of the Fifth Principal Meridian, Linn County, Iowa, lying southerly of the presently established southerly right-of-way line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad also lying westerly of the presently established westerly right-of-way line of the former Chicago, Rock Island and Pacific Railroad, said parcel being shown on Acquisition Plat Exhibit "A" (Sheet 1 of 1) attached hereto and by reference made a part hereof, more particularly described as follows:

Beginning at the southeast corner of Lot 5 of Irregular Survey of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of said Section 1; thence South 88°44'58" West along the south line of said Lot 5 a distance of 946.18 feet to the presently established southerly right-of-way line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad; thence North 77°22'34" East along said southerly right-of-way line 1,173.02 feet; thence North 80°41'17" East along said southerly right-of-way line 423.14 feet to the beginning of a 2,754.90 foot radius non-tangent curve, concave southerly; thence easterly 65.30 feet along the arc of said curve and said southerly right-of-way with a chord that bears North 87°20'57" East, 65.30 feet to the presently established westerly right-of-way line of the former Chicago, Rock Island and Pacific Railroad and the beginning of a 1,382.70 foot radius

(continued on next page)

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 3rd day of August, 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 50 in the State Land Office.


Paul D. Pate, Iowa Secretary of State

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non-tangent curve concave northwesterly; thence southerly 135.32 feet along the arc of said curve and said westerly right-of-way line with a chord that bears South 29°01'37" West, 135.27 feet; thence South 31°49'51" West along said westerly right-of-way line 223.97 feet to the south line of the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of said Section 6; thence North 89°50'35" West along said south line 497.74 feet to the Point of Beginning, containing 5.48 acres, more or less.

Basis of Bearing: The south line of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of said Section 1 is assumed to bear South 88°44'58" West.

Direct access between the above described parcel of land and IA 100 will be prohibited.

This conveyance is subject to all easements of record.

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.

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.

