

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: Valerie Jean Toomer Living Trust and Jay F. Coon, 13600 Berkshire Lane, Eden Prairie, MN 55347-1703

State of Iowa

OFFICE OF THE SECRETARY OF STATE

Patent No. 6011

STATE LAND OFFICE

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Valerie Jean Toomer Living Trust and Jay F. Coon**, real estate in **Sac County, Iowa**, and more particularly described as follows:

A parcel of land located in a part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and in a part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ in Section 3, Township 88 North, Range 36 West of the Fifth Principal Meridian, Sac County, Iowa, as shown on the Acquisition Plat Exhibit "A" Plat 2 of 3 attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the Northwest Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 3; thence South $87^{\circ}07'53''$ East, 383.58 feet (116.915m) along the North line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to the Point of Beginning; thence continuing South $87^{\circ}07'53''$ East, 1074.07 feet (327.377m) to a point on the former southwest right of way line of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad; thence South $43^{\circ}17'18''$ East, 1678.77 feet (511.691m) along said former southwest right of way line to the East line of the Northwest $\frac{1}{4}$ of said Section 3; thence South $01^{\circ}50'53''$ West, 159.41 feet (48.589m) along said west line to the Southeast Corner of said Northwest $\frac{1}{4}$; thence North $86^{\circ}49'59''$ West, 475.47 feet (144.925m) along the South line of said Northwest $\frac{1}{4}$; thence northwesterly 2283.70 feet (696.074m) along the arc of a 3435.03 foot (1047.000m) radius curve, concave southwest and having a chord bearing North $51^{\circ}04'02''$ West, 2241.88 feet (683.325m) to the Point of Beginning, containing 19.14 acres.

AND

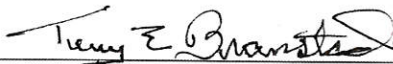
A parcel of land located in a part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and in a part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ as shown on the Acquisition Plat Exhibit "A" Plat 3 of 3 attached hereto and by reference made a part hereof and more particularly described as follows:

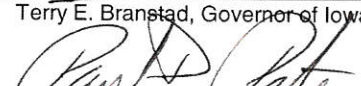
(continued on next page)

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 21st day of October, 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 60 in the State Land Office.


Paul D. Pate, Iowa Secretary of State

Sac County
Valerie Jean Toomer Living Trust and Jay F. Coon
Continued from previous page

Beginning at the Southwest Corner of the Northwest ¼ of said Section 3; thence South 86°49'59" East, 1799.87 feet (548.601m) along the South line of said Northwest ¼; thence northwesterly 2166.47 feet (660.341m) along the arc of a 3133.20 foot (955.000m) radius non-tangential curve, concave southwest with a chord bearing North 55°49'24" West, 2128.57 feet (647.265m) to a point on the West line of said Northwest ¼; thence South 02°06'33" West, 1094.21 feet (333.517m) along said West line to the Point of Beginning, containing 28.66 acres inclusive of 0.83 acre of existing county roadway easement.

Direct access between the above described parcels of land and U.S. 20 will be prohibited.

Sale of the above-described parcel is subject to all easement 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.

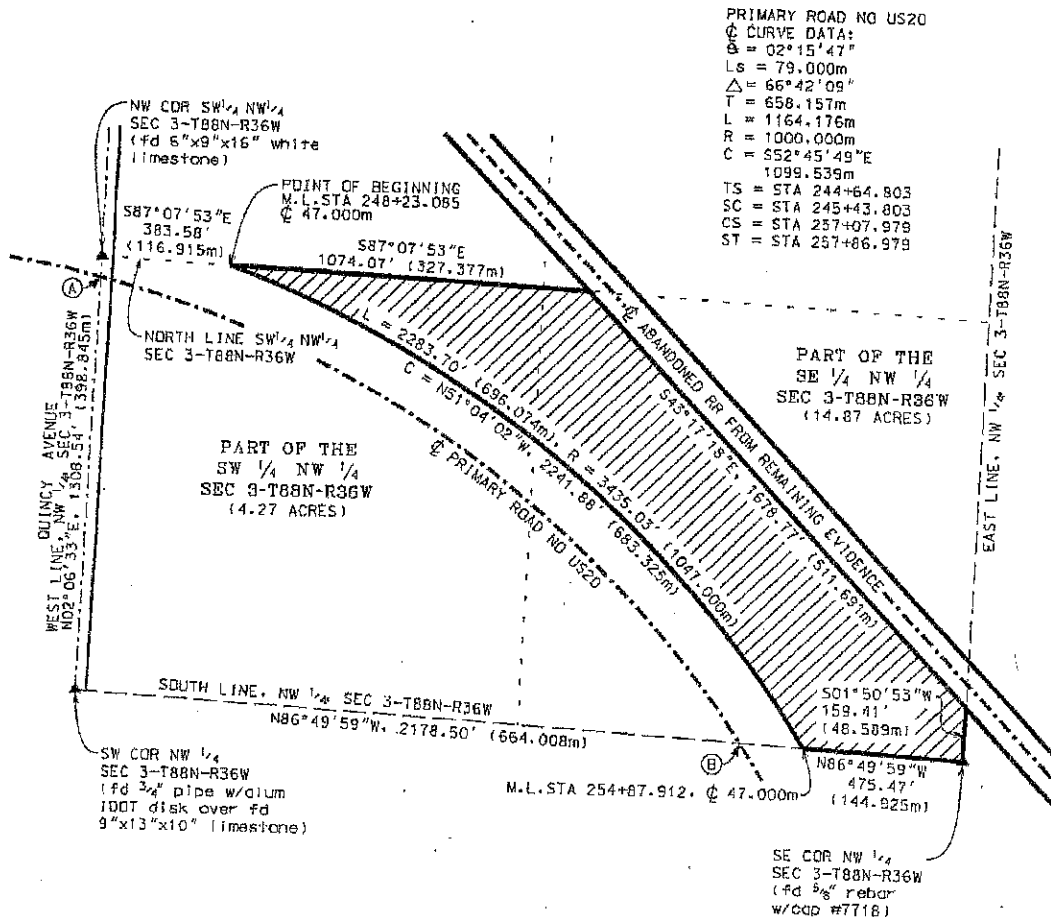


IOWA DEPARTMENT OF TRANSPORTATION

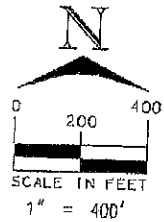


ACQUISITION PLAT
EXHIBIT "A" PLAT 2 OF 3

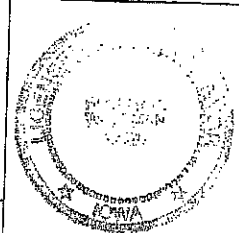
COUNTY SAC STATE CONTROL NO.
 PROJECT NO. NHSN-020-2(61)-2R-B1 PARCEL NO. 17
 SECTION 3 TOWNSHIP 88N RANGE 36W
 ROW - FEE 19.14 AC. EASE AC. OUIT CLAIM AC
 ACQUIRED ACCESS RIGHTS FROM STA. TO STA. MAIN LINE SIDE
 ACQUIRED ACCESS RIGHTS FROM STA. TO STA. SIDE ROAD SIDE
 ACQUIRED FROM The Patricia Malloy Buckingham Trust & The Mary Jo Scott Revocable Trust



A = M.L. Ⓞ STA 247+16.992
 B = M.L. Ⓞ STA 254+54.368



LEGEND: 1 Meter (m) = 3.280833 feet. (m) indicates a measurement in meters. Metric stationing based on the one hundred meter station (Sta. = 100m)



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. Wirtman 10-22-2009
 Robert D. Wirtman License No. 12420 Date
 My license renewal date is December 31, 2009
 Pages or sheets covered by this seal: THIS SHEET ONLY

DATE DRAWN 01/05/07/2008
 REVISED / /

