

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: Barbara Jo Rohlf, 100 30<sup>th</sup> Street, Milford, IA 51351

# State of Iowa

## OFFICE OF THE SECRETARY OF STATE

### STATE LAND OFFICE

Patent No. 6042

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Barbara Jo Rohlf**, real estate in **Sac County**, Iowa, and more particularly described as follows:

A parcel of land located in a part of the Fractional North ½ of the Fractional Northwest ¼ of Section 3, Township 88 North, Range 37 West of the Fifth Principal Meridian, Sac County, Iowa, identified as Tract "A", as shown and described on the Plat of Survey recorded in Sac County, Iowa on March 7, 2014 as Document No. 140269.

Direct access between the above described parcel of land and U.S. 20 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.

**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 14<sup>th</sup> day of December, 2015.

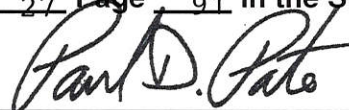


Terry E. Branstad, Governor of Iowa



Paul D. Pate, Iowa Secretary of State

I hereby certify that the foregoing Patent is recorded in Vol. 27 Page 91 in the State Land Office.



Paul D. Pate, Iowa Secretary of State

Document 091870

D DEEDS Pages 2  
Date 09/25/2009 Time 10:10 AM  
Total Fees: \$19.00  
Transfer Tax Collected: \$958.40  
Rev Stamp# 395  
Nancy L Auen  
SAC COUNTY RECORDER

INDEXED  
CORRECTED



Form 635-053

Preparer Information/Return to:  
Address Tax Statements:

Belinda H. Merritt, Office of Right of Way, 800 Lincoln Way, Ames, Iowa 50010, 515-239-1217  
Property Management Supervisor, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010

**WARRANTY DEED**

For the consideration of Five hundred ninety-nine thousand four hundred twenty-five and 00/100ths--(\$599,425.00.00)--  
---Dollars and other valuable consideration in hand paid by Iowa Department of Transportation, **FRANCES KAY  
TIBBELS AND MICHAEL TIBBELS**, her husband, do hereby convey to the **STATE OF IOWA**, real estate in Sac  
County, Iowa:

THE FEE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

Frl. N ½ NW Frl. ¼ of Section 3, T88N, R37W, Sac County, Iowa

This deed is given in fulfillment of a certain purchase agreement dated July 13, 2009, and recorded in the Sac  
County Recorder's Office on July 20, 2009, as Document 091331, except those terms that survive the execution of  
this document.

This land 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 real estate.

Sac County Project No. NHSN-20-2(61)—2R-81  
Frances Kay Tibbels (Parcel 3)

Recorded in the STATE LAND OFFICE:
27 Page(s) 566
No. 6042
12/7/15



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 September 14, 2009. (SIGN IN INK)

Frances Kay Tibbels  
Frances Kay Tibbels

Michael Tibbels  
Michael Tibbels

(NOTARY PLEASE COMPLETE LEFT AND RIGHT SIDES)

**ALL-PURPOSE ACKNOWLEDGMENT**

STATE OF Nebraska, COUNTY OF Madison } ss.  
On this 14th day of September, A.D. 2009 before me, the undersigned, a Notary Public in and for said State, personally appeared

Frances Kay Tibbels - Michael Tibbels

X to me personally known  
or      proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

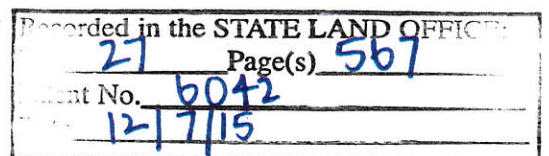
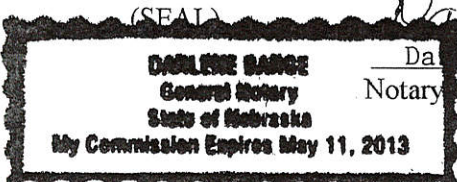
**CAPACITY CLAIMED BY SELLER:**

- INDIVIDUAL
- CORPORATE  
Titles of Corporate Officer(s):  
  
 Corporate Seal is affixed  
 No Corporate Seal procured
- PARTNERSHIP:  Limited  General
- ATTORNEY-IN-FACT
- EXECUTOR(s) or TRUSTEE(s)
- GUARDIAN(s) or CONSERVATOR(s)
- OTHER:

**SELLER IS REPRESENTING:**

Names of entity(ies) or person(s)

(SEAL) Darlene Barge (Sign in Ink)  
Darlene Barge (Print/Type Name)  
Notary Public in and for the State of Nebraska







COUNTY Sac STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. NHSN-20-2(61)--2R-81 PARCEL NO. \_\_\_\_\_  
 SECTION 3 TOWNSHIP 88N RANGE 37W  
 ROW - FEE (Total Acquisition) AC, EASE \_\_\_\_\_ AC, EXCESS - FEE \_\_\_\_\_ AC  
 ACQUIRED FROM Frances Kay Tibbels

ACQUIRED ACCESS RIGHTS FROM STA. \_\_\_\_\_ TO STA. \_\_\_\_\_ MAIN LINE \_\_\_\_\_ SIDE \_\_\_\_\_  
 ACQUIRED ACCESS RIGHTS FROM STA. \_\_\_\_\_ TO STA. \_\_\_\_\_ SIDE LINE \_\_\_\_\_ SIDE \_\_\_\_\_



COUNTY: SAC

PROJECT NO.: NHSN-20-2(61)--2R-81

Recorded in the STATE LAND OFFICE:  
 27 Page(s) 568  
 No. 6042  
 12/7/15



Nancy L Auen  
 SAC COUNTY RECORDER

INDEXED  
 COMPLETE

Prepared by Robert D. Wortman, PLS - 2800 Gordon Drive, P.O. Box 987, Sioux City, Iowa 51102-0987 - 712-274-5838



IOWA DEPARTMENT OF TRANSPORTATION  
 PLAT OF SURVEY  
 EXHIBIT "A"



COUNTY SAC STATE CONTROL NO. -  
 PROJECT NO. NHSN-020-2(061)-2R-81 PARCEL NO. 3  
 SECTION 3 TOWNSHIP 88N RANGE 37W  
 ACQUIRED FROM Frances Kay and Michael Tibbels  
 EXCESS PARCEL 48.20 ACRES \* and 27.34 ACRES  
 RETAINED ACCESS RIGHTS FROM STA. 150+72 ± P.L. TO STA. 159+32 ± P.L. MAIN LINE NORTH SIDE.  
 RETAINED ACCESS RIGHTS FROM STA. 151+84 ± P.L. TO STA. 159+52 ± P.L. MAIN LINE SOUTH SIDE.  
 TRACT A, COUNTY AUDITOR PARCEL DESIGNATION "A" \* INCLUSIVE OF 2.23 ACRES OF EXISTING ROADWAY EASEMENT.  
 TRACT B, COUNTY AUDITOR PARCEL DESIGNATION "B"

LEGAL DESCRIPTION

Two parcels of land located in a part of the Fractional North 1/2 of the Fractional Northwest 1/4 of Section 3, Township 88 North, Range 37 West of the Fifth Principal Meridian, Sac County, Iowa, identified as Tract "A" and Tract "B" on this Plat of Survey and more particularly described as follows:

Tract "A"; Beginning at the Northeast Corner of the Fractional Northwest 1/4 of said Section 3; thence South 01°12'39" West, 1300.15 feet (396.288m) along the East line of the Fractional Northwest 1/4 of said Section 3; thence North 72°40'43" West, 1264.97 feet (385.562m); thence North 59°49'17" West, 766.31 feet (233.573m); thence North 47°52'57" West, 352.49 feet (107.438m); thence North 75°51'10" West, (152.519m) to a point on the West line of said Fractional Northwest 1/4; thence North 01°30'49" East, 126.33 feet (35.505m) along said West line; thence North 85°07'49" East, 670.42 feet (204.345m); thence North 01°08'50" East, 39.72 feet (12.108m) to a point on the North line of the Fractional Northwest 1/4 of said Section 3; thence South 88°51'10" East, 1387.25 feet (422.834m) to the South 1/4 Corner of Section 31, Township 89 North, Range 36 West of the Fifth Principal Meridian; thence South 88°27'05" East, 585.31 feet (178.403m) along said North line to the Point of Beginning, containing 48.20 acres, inclusive of 2.23 acres of existing roadway easement.

AND

Tract "B"; Beginning at the Southeast Corner of the Northeast 1/4 of the Fractional Northwest 1/4 of said Section 3; thence North 88°53'43" West, 2539.20 feet (773.949m) to a point on the existing East right of way of line of Primary Road US71; thence North 11°31'30" East, 113.40 feet (34.564m) along said existing East right of way line; thence North 05°22'14" West, 367.55 feet (112.030m) along said existing East right of way line; thence South 88°44'08" East, 476.55 feet (145.254m); thence North 88°26'39" East, 760.78 feet (231.886m); thence South 85°59'42" East, 674.37 feet (205.547m); thence South 77°36'59" East, 663.58 feet (202.260m) to a point on the East line of the North 1/2 of the Fractional Northwest 1/4 of said Section 3; thence South 01°12'39" West, 346.82 feet (105.711m) along said East line to the Point of Beginning, containing 27.34 acres.

Recorded in the STATE LAND OFFICE	E:
27	Page(s) 569
No. 6042	
12/7/15	





IOWA DEPARTMENT OF TRANSPORTATION  
PLAT OF SURVEY  
EXHIBIT "A"

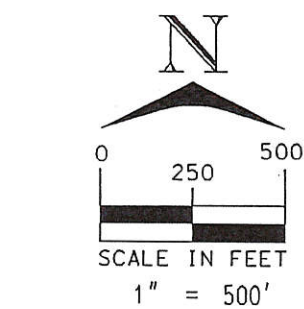
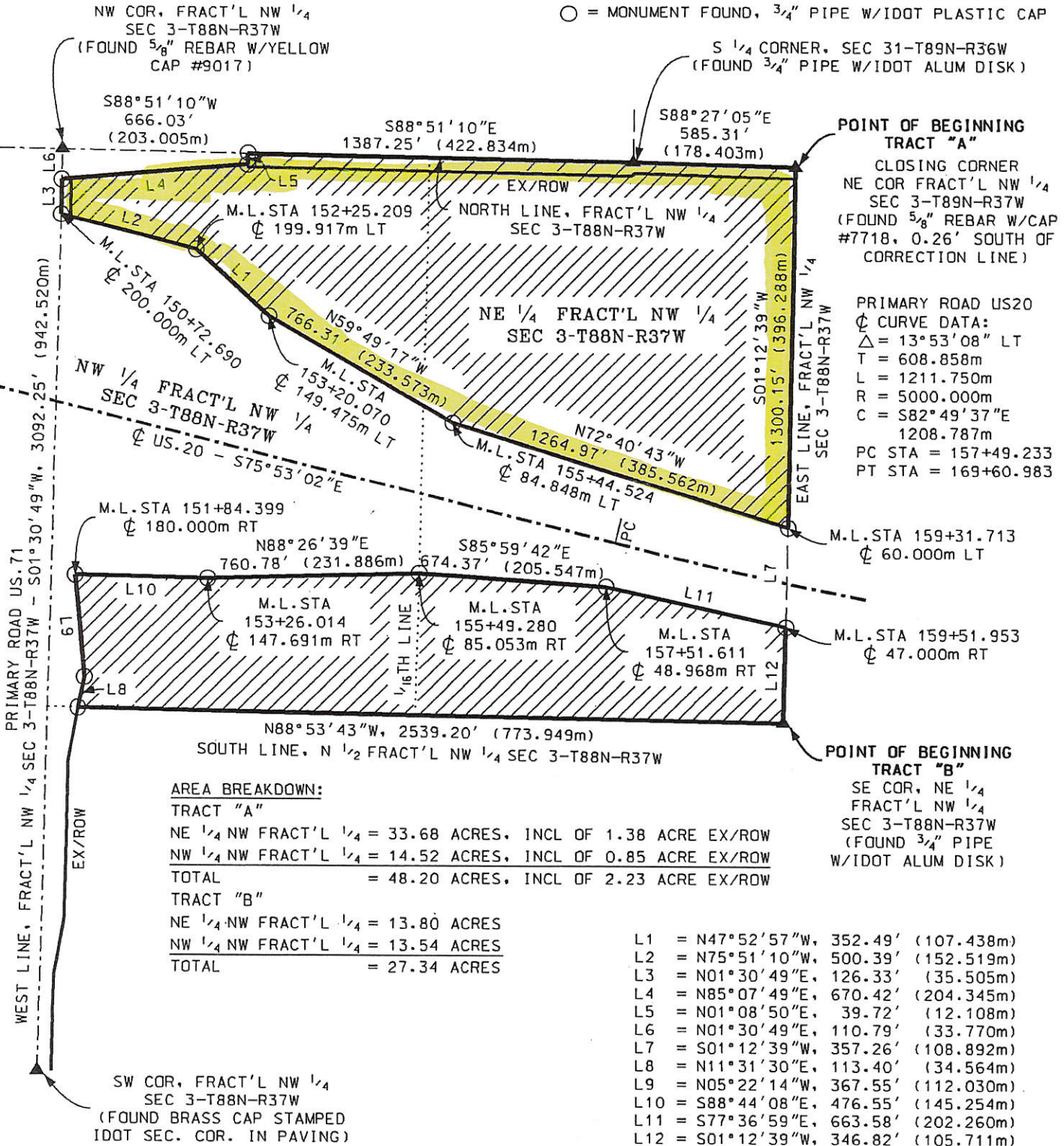


COUNTY \_\_\_\_\_ SAC \_\_\_\_\_ STATE CONTROL NO. \_\_\_\_\_  
PROJECT NO. NHSN-020-2(061)--2R-81 PARCEL NO. 3  
SECTION 3 TOWNSHIP 88N RANGE 37W  
ACQUIRED FROM Frances Kay and Michael Tibbels  
EXCESS PARCEL 48.20 ACRES \* and 27.34 ACRES

RETAINED ACCESS RIGHTS FROM STA. 150+72 P.L. \_\_\_\_\_ TO STA. 159+32 P.L. \_\_\_\_\_ MAIN LINE NORTH SIDE.  
RETAINED ACCESS RIGHTS FROM STA. 151+84 P.L. \_\_\_\_\_ TO STA. 159+52 P.L. \_\_\_\_\_ MAIN LINE SOUTH SIDE.

TRACT A, COUNTY AUDITOR PARCEL DESIGNATION "A" \* INCLUSIVE OF 2.23 ACRES OF EXISTING ROADWAY EASEMENT.  
TRACT B, COUNTY AUDITOR PARCEL DESIGNATION "B"

▲ = SECTION CORNER MONUMENT FOUND, AS NOTED  
○ = MONUMENT FOUND, 3/4" PIPE W/IDOT PLASTIC CAP



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 Professional Land Surveyor under the laws of the State of Iowa.

*Robert D. Wortman* 2-12-2014  
Robert D. Wortman License No. 12420 Date

My license renewal date is December 31, 2015.

Pages or sheets covered by this seal: \_\_\_\_\_ PAGES 1 OF 2 and 2 OF 2 \_\_\_\_\_

DATE DRAWN ALR 02/11/2014

IN THE STATE LAND OFFICE:  
Page(s) 570  
No. 6042  
12/7/15