

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: Jeffrey A. England, 10874 Dahlonga Road, Ottumwa, IA 52501

State of Iowa

OFFICE OF THE SECRETARY OF STATE

Patent No. 6044

STATE LAND OFFICE

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

A part of the Southwest Quarter of the Southwest Quarter and a part of the Northwest Quarter of the Southwest Quarter of Section 9, Township 72 North, Range 13 West of the Fifth Principal Meridian, Wapello County, Iowa, designated as Auditor's Parcel "C", shown and described in the Plat of Survey recorded in Wapello County on December 3, 2015, as Document Number 2015-5102, in Book 14-M, Page 68.

Direct access between the above described parcel of land and U.S. 63 will be prohibited.

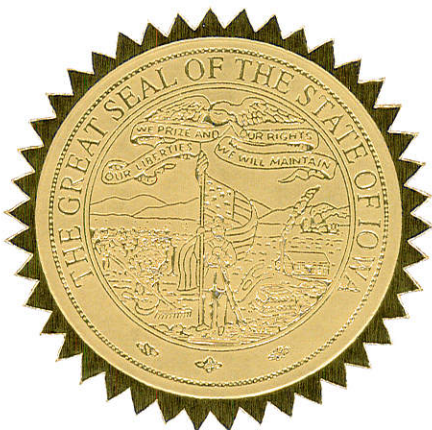
This conveyance is subject to all easements of record.

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 4th day of January 2016.

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 93 in the State Land Office.

Paul D. Pate, Iowa Secretary of State

BASED
RECORDED
PACKAGES
VOLUME

00068

Book 522

Page 891

DIVISION

04 9-72-13

FILED FOR RECORD
WAPELLO COUNTY, IOWA

02 JUL -2 AM 9:54

CAROLYN GARRETT
RECORDER

REAL ESTATE TRANSFER	
TAX PAID	4
STAMP #	
\$ 376.80	
Carolyn Garrett	
RECORDER	
7/2/02	# 90
DATE	COUNTY

31-00 J. H. O. T
Blair



Preparer Information:
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 Two hundred thirty-five thousand seven hundred and 00/100-----(\$235,700.00)-----Dollars and other valuable consideration in hand paid by Iowa Department of Transportation, PHILLIP WAYNE HOLDER, single, does hereby convey to the STATE OF IOWA real estate in Wapello County, Iowa:

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

A parcel of land in the East Half of Section 8 and the West Half of Section 9, Township 72 North, Range 13 West of the 5th Principal Meridian, Wapello County, Iowa, as shown on the Acquisition Plat Exhibit "A" (Plat 1 of 2 and 2 of 2), attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 9; thence North 89°04'10" East (East-record) along the north line of said Southwest Quarter 166.85 feet to the Point of Beginning; thence South 31°16'49" East, 465.63 feet; thence North 74°20'25" East, 118.68 feet to the east line of a parcel of land described in Book 391, Page 54 in The Office of the Wapello County Recorder; thence South 01°27'21" East (South-record) along said east line of said parcel 1131.68 feet to the southeast corner of said parcel; thence South 88°53'12" West (West-record) along the south line of said parcel 771.35 feet (760.98 feet-record) to the southwest corner of said parcel; thence North 01°30'24" West (North-record) along the westerly line of said parcel 1176.09 feet (1168.20 feet-record); thence South 88°51'38" West (West-record) along said westerly line 568.48 feet (567.60 feet-record) to the most westerly corner of said parcel; thence North 11°21'59" East (North 14° East-record) along said westerly line 2156.61 feet; thence South 09°55'56" East, 698.19 feet; thence South 15°04'30" East, 658.82 feet; thence South 31°16'49" East, 517.89 feet to the Point of Beginning, containing 44.25 acres, more or less, including 1.92 acres, more or less, within presently established road Right of Way.

NOTE: The north line of said Southwest Quarter of Section 9 is assumed to bear North 89°04'10" East.

THE FEE SIMPLE TITLE GRANTED IS TO ACCESS RIGHTS DESCRIBED AS FOLLOWS:

All rights of direct access between Primary Road No. 63 and grantors remaining property abutting thereon from Sta. 158+20.572 ± (Property Line), to Sta. 163+75.000± (Property Line) on the east side.

This deed is given in fulfillment of a certain purchase agreement dated April 1, 2002, and recorded in the Wapello County Recorder's Office on April 15, 2002, in Book 517, Page 635, except those terms that survive the execution of this document.

The additional amount of \$7,800.00, as agreed to by purchase agreement, is paid as severance damages to the remaining property and is not subject to real estate transfer tax.

This land is being acquired for public purposes through eminent domain and a Declaration of Value is not required. Iowa Code Sec. 428A.1

Wapello County Project No. NHSN-63-2(64)—2R-90
Phillip Wayne Holder (Parcel 21)

Recorded in the STATE LAND OFFICE	
27	Page(s) 93
Document No. 10049	
Date 12-31-15	

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.

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 21 June, 2002 (SIGN IN INK)

Phillip Wayne Holder
Phillip Wayne Holder

(NOTARY PLEASE COMPLETE LEFT AND RIGHT SIDES)

ALL-PURPOSE ACKNOWLEDGMENT

STATE OF Iowa, COUNTY OF Wapello } ss.

On this 22 day of June, A.D. 2002 before me, the undersigned, a Notary Public in and for said State, personally appeared

Phillip Wayne Holder

___ 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.

(SEAL) Roberta Arnold (Sign in Ink)
Roberta Arnold (Print/Type Name)
Notary Public in and for the State of

10-12-04

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)



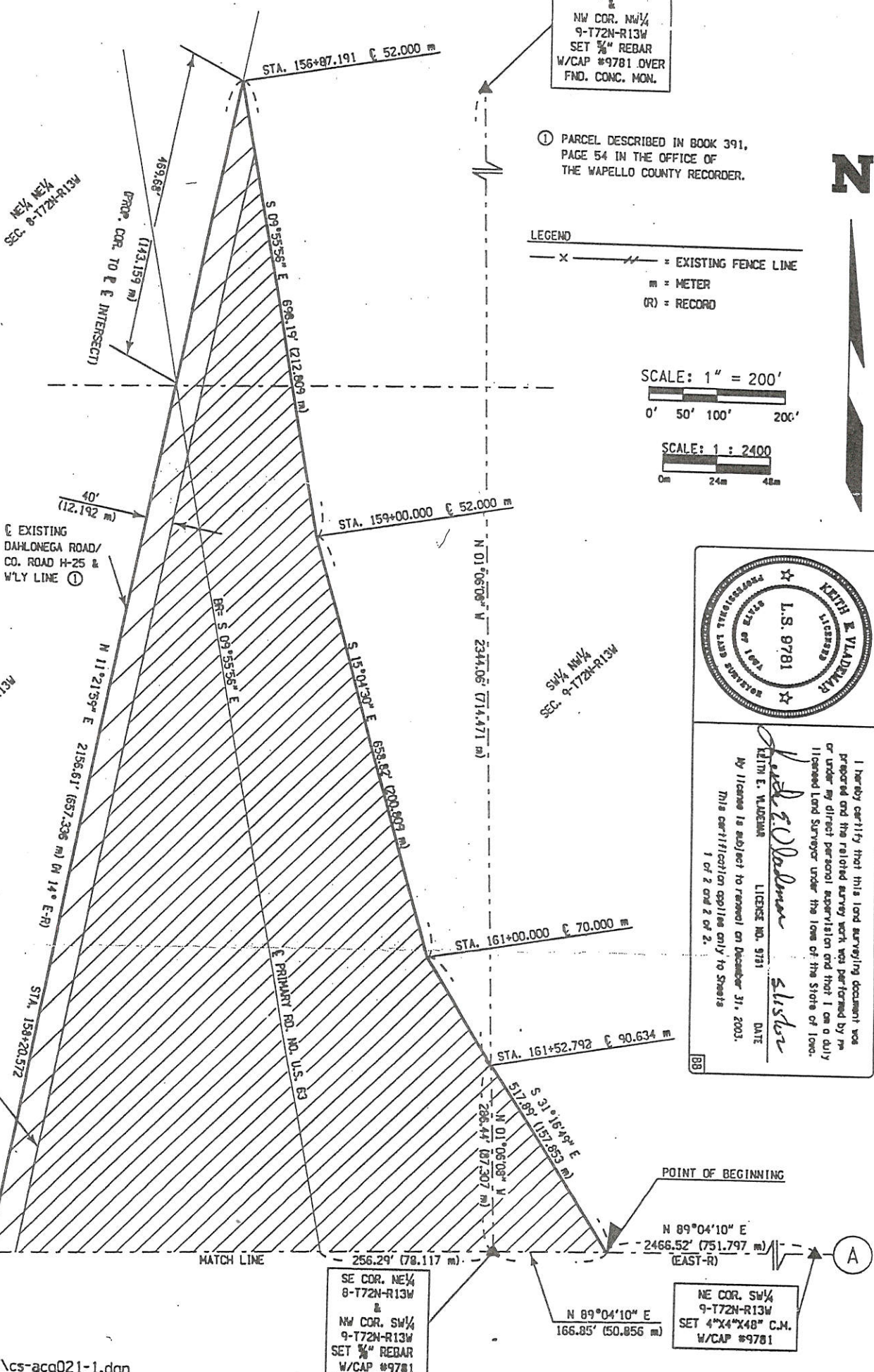
Iowa Department of Transportation

ACQUISITION PLAT EXHIBIT "A" SHEET 1 OF 2

COUNTY WAPELLO STATE CONTROL NO. 21
 PROJECT NO. NHSN-63-2(64)--2R-90 PARCEL NO. 81
 SECTION 8 & 9 TOWNSHIP 72N RANGE 13W
 ROW-FEE 44.25 * AC EASE _____ AC EXCESS-FEE _____ AC
 ACCESS RIGHTS ACQUIRED FROM STA. 158 + 20.572 TO STA. 163 + 75.000 U.S. 63 LEFT SIDE
 ACQUIRED FROM _____

* INCLUDES 1.92 ACRES WITHIN PRESENTLY ESTABLISHED RIGHT OF WAY

ACQUISITION AREA	
NE 1/4 NE 1/4 SEC. 8	0.92 AC. - TOTAL R.O.W. -0.39 AC. - EXIST. R.O.W. 0.53 AC. - NEW R.O.W.
SE 1/4 NE 1/4 SEC. 8	14.22 AC.S - TOTAL R.O.W. - 1.24 AC.S - EXIST. R.O.W. 12.98 AC.S - NEW R.O.W.
NE 1/4 SE 1/4 SEC. 8	11.82 AC.S - TOTAL R.O.W. - 0.29 AC. - EXIST. R.O.W. 11.53 AC.S - NEW R.O.W.
SE 1/4 SE 1/4 SEC. 8	1.10 AC.S - TOTAL R.O.W.
SW 1/4 NW 1/4 SEC. 9	0.55 AC. - TOTAL R.O.W.
NW 1/4 SW 1/4 SEC. 9	13.46 AC.S - TOTAL R.O.W.
SW 1/4 SW 1/4 SEC. 9	2.18 AC.S - TOTAL R.O.W.



NE COR. NE 1/4 8-T72N-R13W & NW COR. NW 1/4 9-T72N-R13W SET 3/4" REBAR W/CAP #9781 OVER FND. CONC. MON.

① PARCEL DESCRIBED IN BOOK 391, PAGE 54 IN THE OFFICE OF THE WAPELLO COUNTY RECORDER.

LEGEND
 X = EXISTING FENCE LINE
 m = METER
 (R) = RECORD

SCALE: 1" = 200'
 0' 50' 100' 200'

SCALE: 1 : 2400
 0m 24m 48m

N

Recorded in the STATE LAND OFFICE
 No. 27 Page(s) 93
6044
12-31-15

KEITH E. WILDEMAR
 L.S. 9781
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF IOWA

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.
 By License subject to renewal on December 31, 2003.
 This certification applies only to Sheets 1 of 2 and 2 of 2.

Keith E. Wildemar
 License No. 9781
 DATE

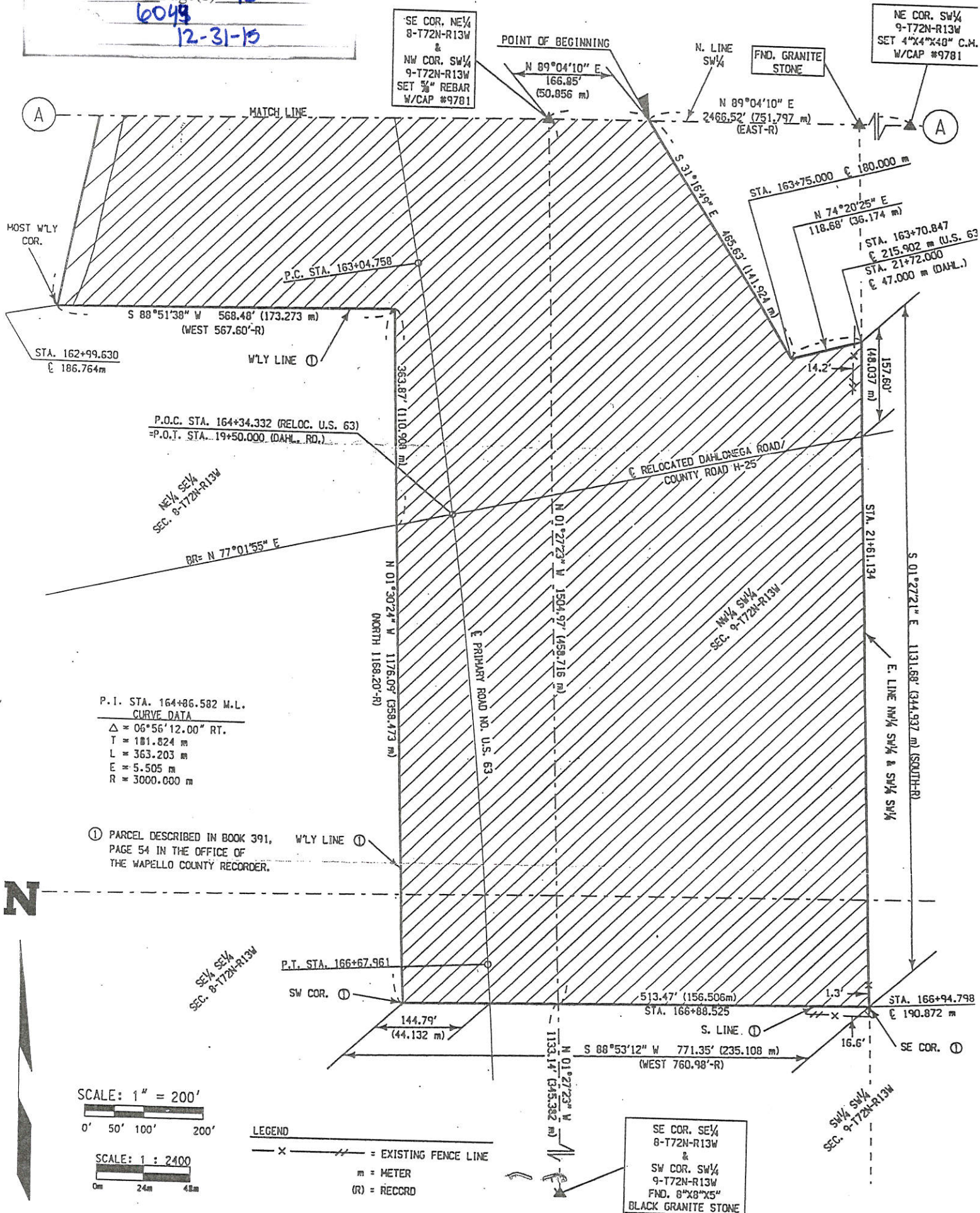


Iowa Department of Transportation

ACQUISITION PLAT
EXHIBIT "A" 2 OF 2

COUNTY WAPELLO STATE CONTROL NO. _____
 PROJECT NO. NHSN-63-2(64)--2R-90 PARCEL NO. 21
 SECTION 8 & 9 TOWNSHIP 72N RANGE 13W
 ROW-FEE SEE SHEET 1 OF 2 AC EASE _____ AC EXCESS-FEE _____ AC
 ACCESS RIGHTS SEE SHEET 1 OF 2
 ACQUIRED FROM _____

Recorded in the STATE LAND OFFICE:
 27 Page(s) 93
 6049
 12-31-15





Document 2015 5102

Book 14-M Page 68 Type 11 001 Pages 2
Date 12/03/2015 Time 10:47:52AM
Rec Amt \$12.00

INDEX
CHK
SCAN

LEOPY

LISA KENT, RECORDER
WAPELLO COUNTY IOWA

132X
694X

12/12 ped French Reneker

Prepared by: French-Reneker-Associates, Inc.
Surveyor: Jason C. Hull

1501 S. Main St.
Fairfield, Iowa 52556

Phone: (641) 472-5145

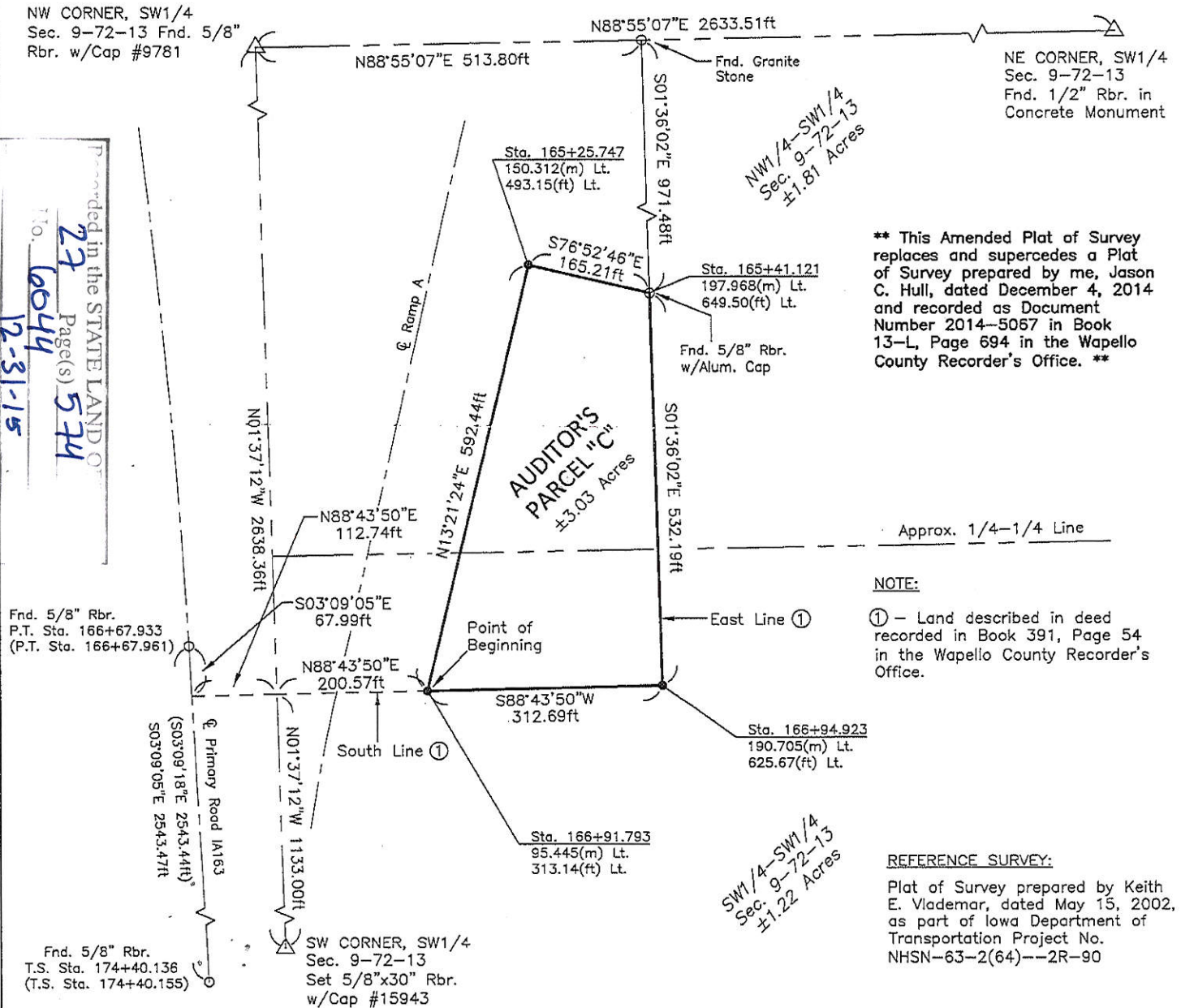
IOWA DEPARTMENT OF TRANSPORTATION AMENDED PLAT OF SURVEY AUDITOR'S PARCEL "C"

COUNTY WAPELLO STATE CONTROL NO. -----
 PROJECT NO. NHSN-063-2(64)--2R-90 PARCEL NO. 21
 SECTION 9 TOWNSHIP 72N RANGE 13W
 ACQUIRED FROM PHILIP WAYNE HOLDER AREA -----
 EXCESS PARCEL ±3.03 Acres ACCESS CONTROL -----

NW CORNER, SW1/4
Sec. 9-72-13 Fnd. 5/8"
Rbr. w/Cap #9781

NE CORNER, SW1/4
Sec. 9-72-13
Fnd. 1/2" Rbr. in
Concrete Monument

Recorded in the STATE LAND OFFICE
No. 6044
Page(s) 574
12-31-15



** This Amended Plat of Survey replaces and supercedes a Plat of Survey prepared by me, Jason C. Hull, dated December 4, 2014 and recorded as Document Number 2014-5067 in Book 13-L, Page 694 in the Wapello County Recorder's Office. **

NOTE:

① - Land described in deed recorded in Book 391, Page 54 in the Wapello County Recorder's Office.

REFERENCE SURVEY:

Plat of Survey prepared by Keith E. Vlademar, dated May 15, 2002, as part of Iowa Department of Transportation Project No. NHSN-63-2(64)--2R-90

* ALL BEARINGS AND DISTANCES ARE THE RESULT OF GPS OBSERVATIONS *



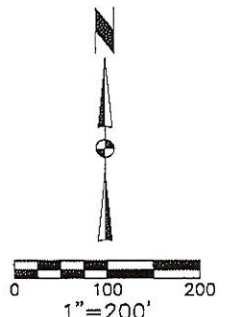
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Jason C. Hull 12-2-15
Jason C. Hull, P.L.S. date

License number 15943

My license renewal date is December 31, 2016

Pages or sheets covered by this seal: Sheets 1 & 2



LEGEND:

SECTION CORNER..... Δ FOUND 5/8" RBR..... \circ

SET 5/8"x30" REBAR
W/ORANGE PLASTIC
CAP #15943..... \bullet

FRENCH-RENEKER-ASSOCIATES, INC. Δ
Fairfield, Iowa Engineers & Surveyors

Drawn By: NAH Date: 12-2-15

Project No. 14-048 SHEET 1 OF 2

Prepared by: French-Reneker-Associates, Inc.
Surveyor: Jason C. Hull

1501 S. Main St.
Fairfield, Iowa 52556

Phone: (641) 472-5145

IOWA DEPARTMENT OF TRANSPORTATION
AMENDED PLAT OF SURVEY
AUDITOR'S PARCEL "C"

COUNTY WAPELLO STATE CONTROL NO. -----
PROJECT NO. NHSN-063-2(64)--2R-90 PARCEL NO. 21
SECTION 9 TOWNSHIP 72N RANGE 13W
ACQUIRED FROM PHILIP WAYNE HOLDER AREA -----
EXCESS PARCEL ±3.03 Acres ACCESS CONTROL -----

** This Amended Plat of Survey
replaces and supercedes a Plat
of Survey prepared by me, Jason
C. Hull, dated December 4, 2014
and recorded as Document
Number 2014-5067 in Book
13-L, Page 694 in the Wapello
County Recorder's Office. **


This plat of survey is a true and correct representation of the field notes of a survey performed under my direct supervision on October 9, 2014, for the purpose of locating and marking the following described parcel of land, to-wit:

AUDITOR'S PARCEL "C"

A part of the Southwest Quarter of the Southwest Quarter and a part of the Northwest Quarter of the Southwest Quarter of Section 9, Township 72 North, Range 13 West of the Fifth Principal Meridian, Wapello County, Iowa, also designated as Auditor's Parcel "C", and being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of said Section 9; thence North 01 degrees 37 minutes 12 seconds West along the west line of said Southwest Quarter a distance of 1133.00 feet to the south line of a certain parcel of land as described in Book 391, Page 54 in the Wapello County Recorder's Office; thence North 88 degrees 43 minutes 50 seconds East along said south line a distance of 200.57 feet to the Point of Beginning; thence North 13 degrees 21 minutes 24 seconds East a distance of 592.44 feet; thence South 76 degrees 52 minutes 46 seconds East a distance of 165.21 feet to the east line of said certain parcel of land; thence South 01 degrees 36 minutes 02 seconds East along said east line a distance of 532.19 feet to the south line of said certain parcel of land; thence South 88 degrees 43 minutes 50 seconds West along said south line a distance of 312.69 feet to the Point of Beginning, containing 3.03 acres, more or less.

Recorded in the STATE LAND OFFICE
NO. 0044
Page(s) 27
575
12-31-15

FRENCH-RENEKER-ASSOCIATES, INC. 			
Fairfield, Iowa		Engineers & Surveyors	
Drawn By:	NAH	Date:	12-2-15
Project No.	14-048	SHEET	2 OF 2

* ALL BEARINGS AND DISTANCES ARE THE RESULT OF GPS OBSERVATIONS *