

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: City of Clinton, Iowa, 611 S. 3rd St., PO Box 2958, Clinton, IA 52732

State of Iowa

OFFICE OF THE SECRETARY OF STATE

Patent No. 6049

STATE LAND OFFICE

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **City of Clinton, Iowa**, real estate in **Clinton County, Iowa**, and more particularly described as follows:

A parcel of land within Lot 7 in Block 5 in Chancy Park within the City of Clinton, Clinton County, Iowa, 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:

Commencing at the northerly most corner of said Lot 7; thence South 32°45'38" East along the northeasterly line of said Lot 7 a distance of 90.37 feet to the presently established southeasterly right-of-way line of Camanche Avenue and the Point of Beginning; thence continuing South 32°45'38" East along said northeasterly line 36.63 feet to the northwesterly right-of-way line of an alley; thence South 57°14'22" West along said northwesterly right-of-way line 50.00 feet; thence North 32°45'38" West along the southwesterly line of said Lot 7 a distance of 38.52 feet to said southeasterly right-of-way line and the beginning of a 2071.00 foot radius, non-tangent curve concave northwesterly; thence northeasterly 50.04 feet along said southeasterly right-of-way and the arc of said curve with a chord that bears North 59°24'41" East, 50.04 feet to the Point of Beginning, containing 1,874 square feet, more or less.

Basis of Bearing: The northeasterly line of Lot 7 in Block 5 in Chancy Park is assumed to bear South 32°45'38" East.

Direct access between the above described parcel of land and U.S. 30/Camanche Avenue will be prohibited.

This conveyance is subject to all easements of record.

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

This transfer is exempt from transfer tax. Iowa Code Section 428A.2(6).

Declaration of Value Filing is not required, as the State of Iowa is the Grantor and exempt from such filing by Section 428A.1 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 27th 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 98 in the State Land Office.

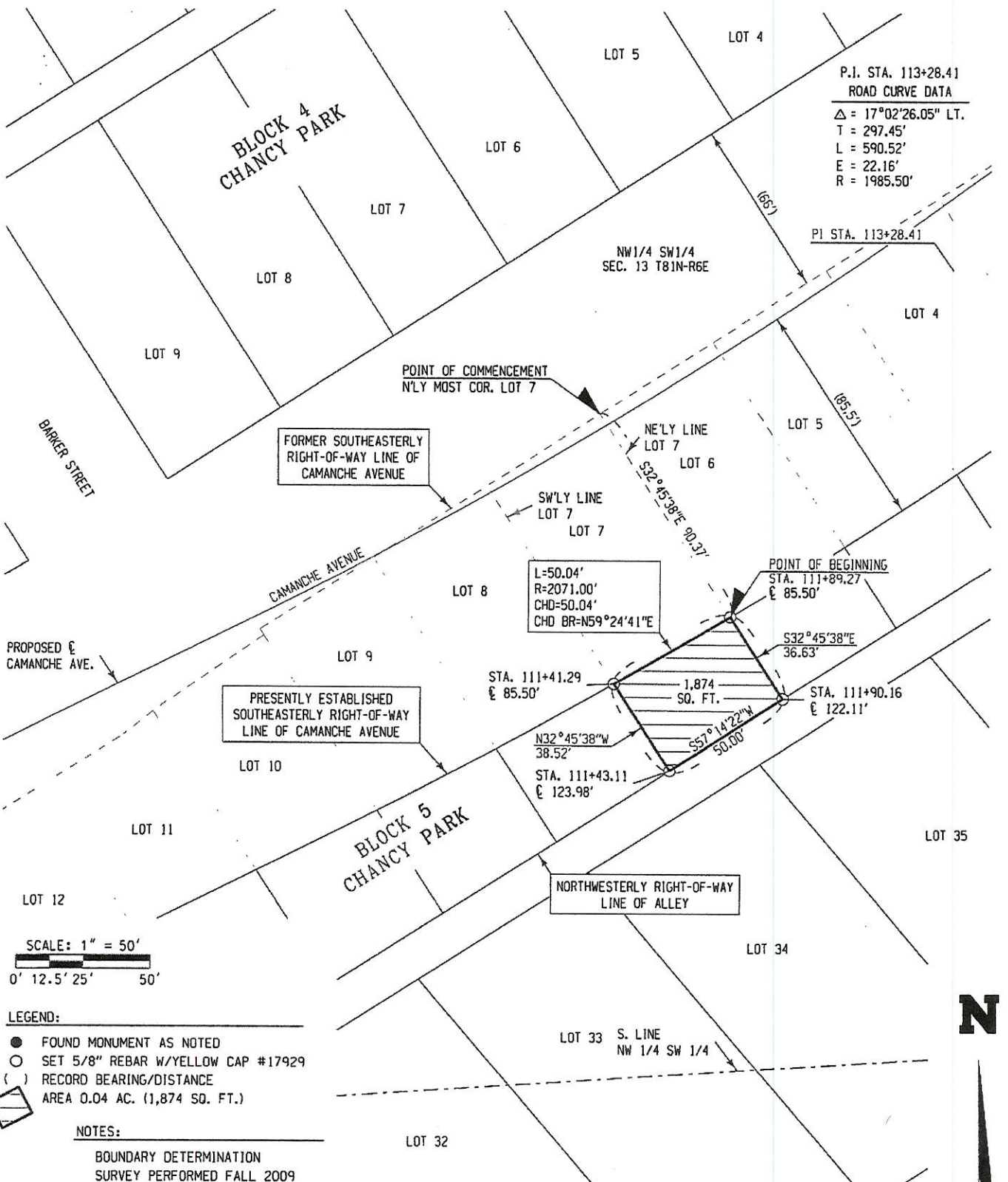


Paul D. Pate, Iowa Secretary of State

Iowa Department of Transportation
 ACQUISITION PLAT
 EXCESS RIGHT-OF-WAY
 EXHIBIT "A" 1 OF 1

COUNTY CLINTON STATE CONTROL NO. _____
 PROJECT NO. NHSX-30-9(123)--3H-23 PARCEL NO. 262
 SECTION 13 TOWNSHIP 81N RANGE 6E
 ROW-FEE _____ SQ FT EASE _____ AC EXCESS-FEE 1,874 SQ FT
 ACCESS RIGHTS _____
 ACQUIRED FROM DANIEL H. KEIS, JR. & MARGARET A. KEIS

CITY OF CLINTON

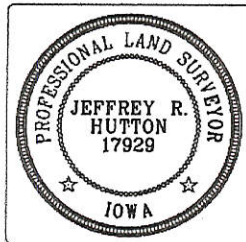


SCALE: 1" = 50'
 0' 12.5' 25' 50'

- LEGEND:
- FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR W/YELLOW CAP #17929
 - () RECORD BEARING/DISTANCE
 - AREA 0.04 AC. (1,874 SQ. FT.)

NOTES:
 BOUNDARY DETERMINATION
 SURVEY PERFORMED FALL 2009

PROPERTY ACQUIRED BY WARRANTY
 DEED 12/22/10 FOR PROJECT
 NHSX-30-9(123)--3H-23
 2521 CAMANCHE AVENUE, CLINTON, IA



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.

Jeffrey R. Hutton 7/24/15
 JEFFREY R. HUTTON LICENSE NO. 17929 DATE

My license is subject to renewal on December 31, 2015.
 This certification applies only to the page upon which it appears.



8 0 1 9 4 8 5
Tx:4014706

2011-00019
STEVE MANGAN
CLINTON COUNTY RECORDER
CLINTON, IA
RECORDED ON
01/03/2011 10:37:51 AM
REC FEE: 24.00
REV STAMP FEE: 80.00



Prepared by: Treva T. Petersen, Office of Right of Way, IDOT, 800 Lincoln Way, Ames, IA 50010, 515-239-1269
Return to: Treva T. Petersen, Office of Right of Way, IDOT, 800 Lincoln Way, Ames, IA 50010, 515-239-1269
Address Tax
Statements: Property Management Supervisor, Office of Right of Way, IDOT, 800 Lincoln Way, Ames, IA 50010-6993

WARRANTY DEED

For the consideration of FIFTY-ONE THOUSAND AND NO/100—(\$51,000.00)—DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, DANIEL H. KEIS, JR. and MARGARET A. KEIS, husband and wife, do hereby convey to the STATE OF IOWA the following described real estate in Clinton County, Iowa:

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

Lot Seven (7) in Block Five (5) of Chancy Park, in the City of Clinton, Clinton County, Iowa.

Locally known as 2521 Camanche Avenue, Clinton, Iowa.

This deed is given in fulfillment of a certain Total Purchase Agreement dated October 11, 2010, and recorded in the Clinton County Recorder's Office on October 21, 2010, as Instrument No. 2010-08144, except for 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.

Clinton County Project No. NHSX-30-9(123)-3H-23
Daniel H. Jr. and Margaret A. Keis (Parcel No. 262)

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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.

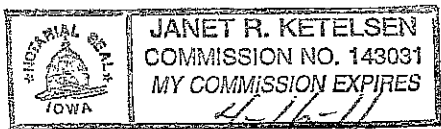
Dated 12-22-10, 2010.

Daniel H. Keis, Jr.
Daniel H. Keis, Jr. (Sign in Ink as Name is Typed)

Margaret A. Keis
Margaret A. Keis (Sign in Ink as Name is Typed)

STATE OF IOWA, COUNTY OF CLINTON, ss:

This instrument was acknowledged before me on December 22, 2010, by Daniel H. Keis, Jr. and Margaret A. Keis.



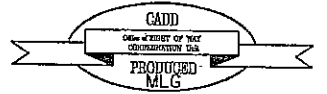
Janet R. Ketelsen (Sign in Ink)
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

Clinton County Project No. NHSX-30-9(123)--3H-23
Daniel H. Jr. and Margaret A. Keis (Parcel No. 262)

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Recorded in the STATE LAND OFFICE:
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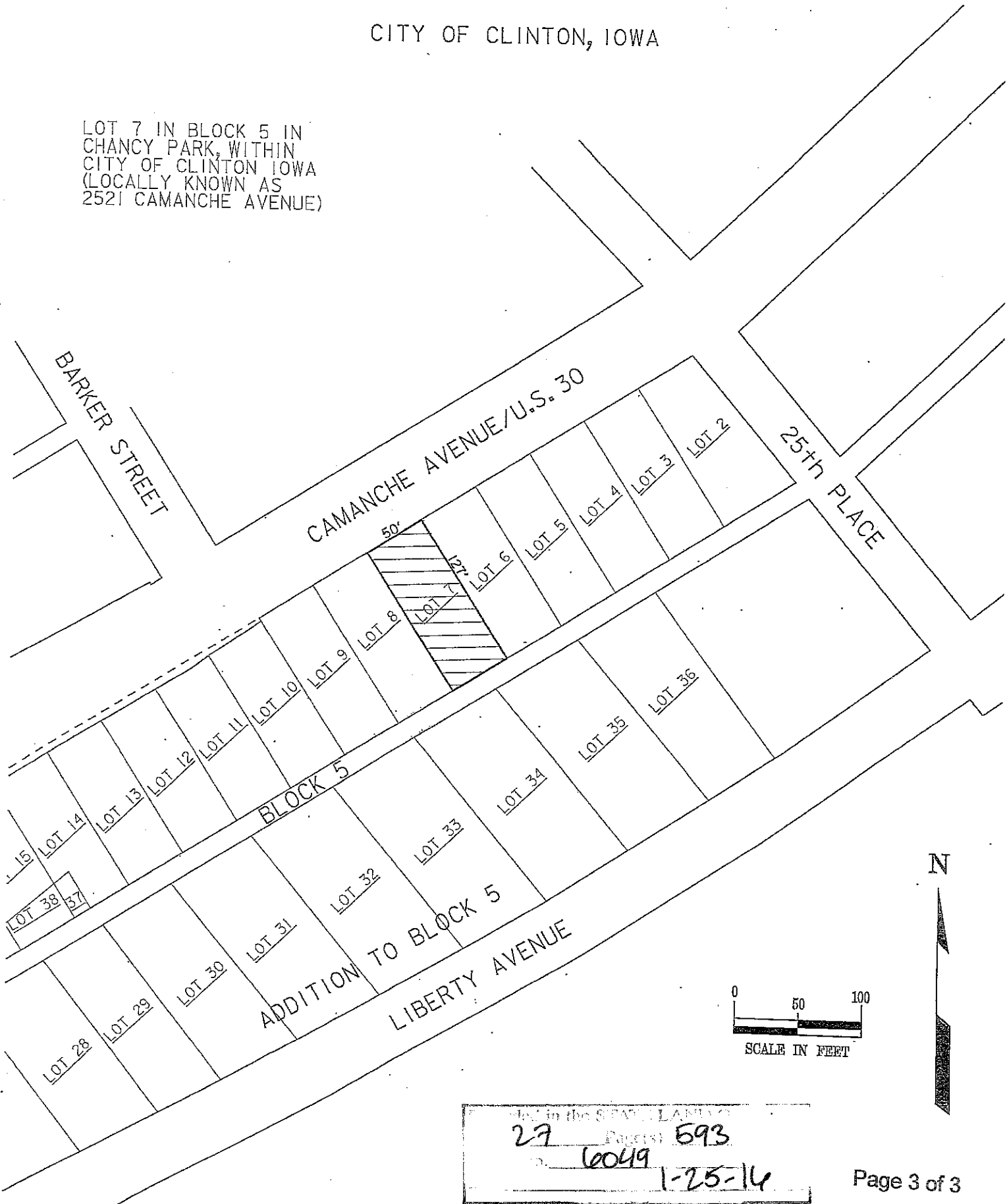
IOWA DEPARTMENT OF TRANSPORTATION
 GRAPHIC EXHIBIT "A"



COUNTY CLINTON STATE CONTROL NO. _____
 PROJECT NO. NHSX-39-9(123)-3H-23 PARCEL NO. 262
 SECTION 13 TOWNSHIP 81 RANGE 6E
 ROW-FEE TOTAL AC, EASE _____ AC, BORROW _____ AC, EXCESS-FEE _____ AC
 ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE _____
 ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE _____
 ACQUIRED FROM DANIEL H. JR. & MARGARET A. KEIS

CITY OF CLINTON, IOWA

LOT 7 IN BLOCK 5 IN
 CHANCY PARK, WITHIN
 CITY OF CLINTON IOWA
 (LOCALLY KNOWN AS
 2521 CAMANCHE AVENUE)



Not in the SEPARATE PLANS
 27 Pages: 593
 10049
 1-25-14