

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: Terry W. Braaksma, 1630 Pleasant Court Drive, Sheldon, IA 51201

# State of Iowa

## OFFICE OF THE SECRETARY OF STATE

Patent No. 6058

### STATE LAND OFFICE

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Terry W. Braaksma**, real estate in **O'Brien** County, Iowa, and more particularly described as follows:

A tract of land in the Southeast Quarter (SE¼) of Section Six (6), Township Ninety-six (96) North, Range Forty-two (42), West of the 5th P.M. in O'Brien County, Iowa.

Commencing at the Southeast Corner of said Sec. 6; thence Due North, 2103.5 ft. to a Point of Beginning; thence N89°19'W, 615.1 ft.; thence N23°48'E, 179.6 ft.; thence N85°40'E, 544.1 ft.; thence Due South, 212.9 ft. to the Point of Beginning; containing 2.49 acres, inclusive of easement for road purposes on the East side thereof.

The East Line of said Sec. 6 is assumed to bear Due North or South.

Direct access between the above described parcel of land and U.S. 60 will be prohibited.

This conveyance is subject to all easements of record.

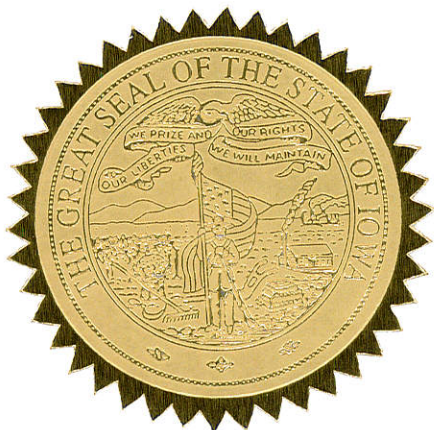
The State retains the right of entry thereon for the purpose of constructing and maintaining the right of way fence. The fence shall be maintained for vehicle access control purposes only. The State will be held blameless and without liability for fencing private property or maintaining the same. The 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.

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

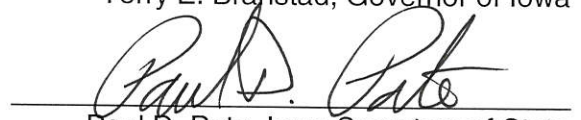
Declaration of Value Filing is not required, as the State of Iowa is the Grantor and exempt from such filing by Section 428A.1 of the Code of Iowa.

**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.

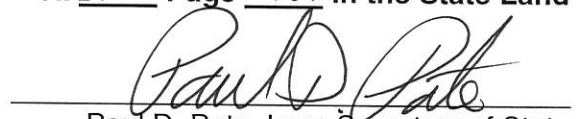


I, **Terry E. Branstad**, Governor of the State of Iowa, have caused this instrument to be issued and the Great Seal of the State of Iowa to be affixed to it at Des Moines, on this 11th day of February, 2016.

  
Terry E. Branstad, Governor of Iowa

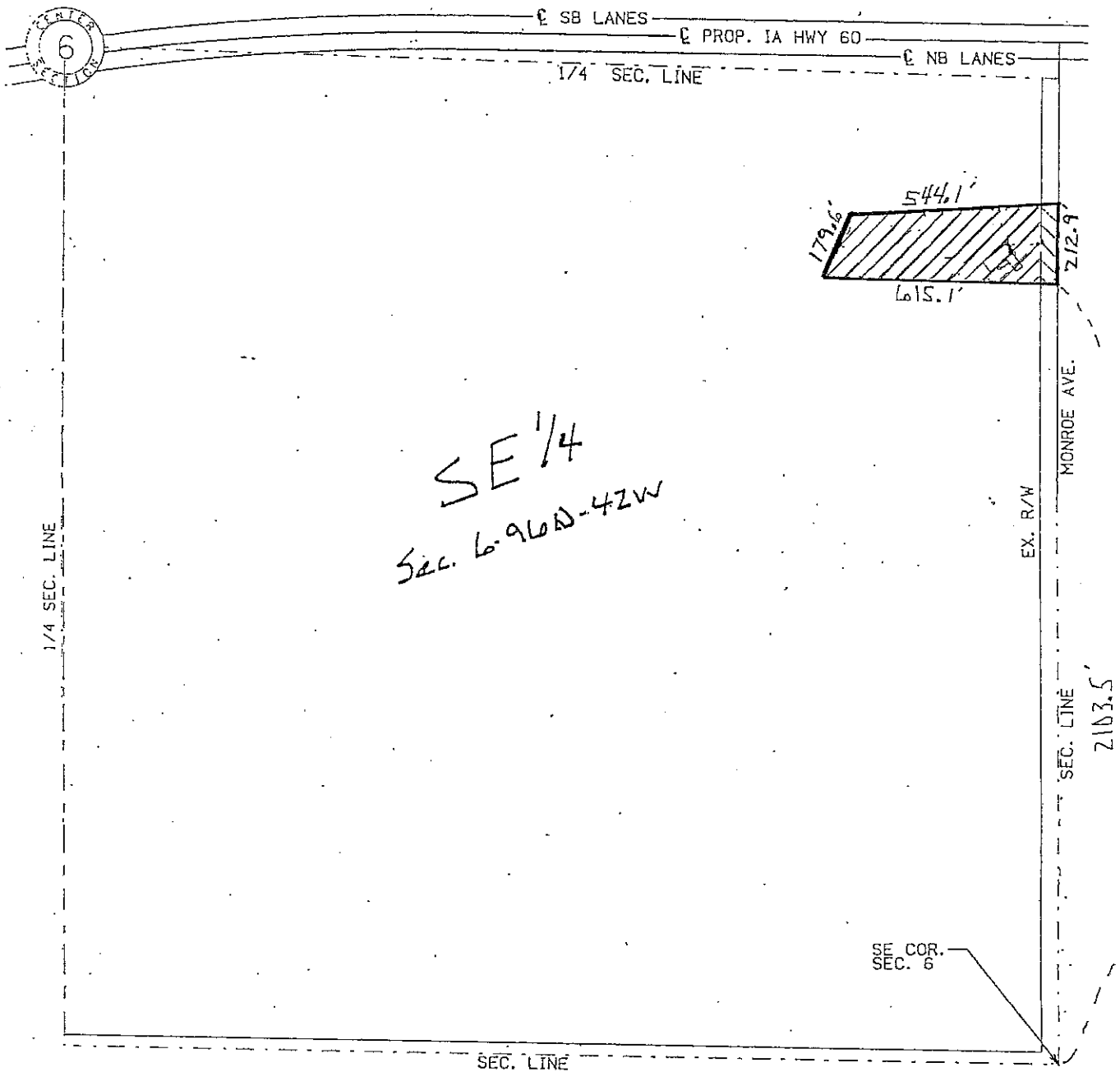
  
Paul D. Pate, Iowa Secretary of State

I hereby certify that the foregoing Patent is recorded in Vol. 27 Page 107 in the State Land Office.

  
Paul D. Pate, Iowa Secretary of State

IOWA DEPARTMENT OF TRANSPORTATION  
GRAPHIC EXHIBIT "A"

COUNTY O'Brien STATE CONTROL NO. \_\_\_\_\_  
PROJECT NO. NH3N-60-3(20)ZR-71 PARCEL NO. 307  
SECTION 6 TOWNSHIP 96N RANGE 42W  
ROW-FEE 2.49 AC, EASE \_\_\_\_\_ AC, BORROW \_\_\_\_\_ AC, EXCESS-FEE \_\_\_\_\_ AC  
ACQUIRED FROM Terry W. Broaksma



(Attached for Reference)

REAL ESTATE TRANSFER	
TAX PAID	16
STAMP #	
\$	256.80
RECORDER	
2-18-03	O'Brien
DATE	COUNTY

STATE OF IOWA } ss 0523  
 O'Brien COUNTY }  
 This instrument was filed for record on  
 the 18th day of FEBRUARY  
 A.D. 2003, at 2:25 o'clock P. M.  
 and duly recorded in Book 111 of  
 LAND DEEDS Page 816  
 Zant Brown Recorder  
 Deputy  
 Fee \$ 21.00 chg. IDOT

State of Iowa } ss  
 O'Brien County }  
 Entered for taxation the 18th  
 Day of February  
 2003  
 Barbara Bohrer  
 Deputy Auditor

Prepared by: Max Cannon, Right of Way Office, 800 Lincoln Way, Ames, IA 50010, 515-239-1319  
 Address Tax Statements to: Property Mgt. Supv., Right of Way Office, 800 Lincoln Way, Ames, IA 50010

Form 635-053  
 05/2002

## WARRANTY DEED

For the consideration of One Hundred Sixty-one Thousand and no/100-----(\$161,000.00)-----Dollars and other valuable consideration in hand paid by the Iowa Department of Transportation, **TERRY W. BRAAKSMA AND JANNETTE B. BRAAKSMA**, his wife, do hereby convey to the **STATE OF IOWA** real estate in O'BRIEN County, Iowa:

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

A tract of land in the Southeast Quarter (SE¼) of Section Six (6), Township Ninety-six (96) North, Range Forty-two (42), West of the 5th P.M. in O'Brien County, Iowa.

Commencing at the Southeast Corner of said Sec. 6; thence Due North, 2103.5 ft. to a Point of Beginning; thence N89°19'W, 615.1 ft.; thence N23°48'E, 179.6 ft.; thence N85°40'E, 544.1 ft.; thence Due South, 212.9 ft. to the Point of Beginning; containing 2.49 acres, inclusive of easement for road purposes on the East side thereof.

The East Line of said Sec. 6 is assumed to bear Due North or South.

This deed is given in fulfillment of a certain agreement dated January 21, 2003 and recorded in the O'Brien County Recorder's Office on January 27, 2003, in Misc. Book' X', Page 417, 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.

O'BRIEN County Project No. NHSN-60-3(20)--2R-71  
 Terry W. Braaksma (Parcel No. 307)

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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 2-3-03, 2003. (SIGN IN INK)

Terry W. Braaksma  
Terry W. Braaksma

Jannette B. Braaksma  
Jannette B. Braaksma

(NOTARY PUBLIC PLEASE COMPLETE LEFT AND RIGHT SIDES)

**ALL-PURPOSE ACKNOWLEDGMENT**

STATE OF Iowa, COUNTY OF O'BRIEN } ss.  
On this 3<sup>rd</sup> day of FEBRUARY, 2003,  
before me, the undersigned, a Notary Public in and for said  
State, personally appeared \_\_\_\_\_

TERRY W. BRAAKSMA AND JANNETTE B. BRAAKSMA

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.

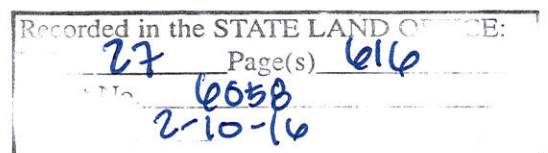
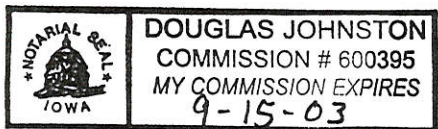
(SEAL) Douglas Johnston (Sign in Ink)  
DOUGLAS JOHNSTON (Print/Type Name)  
Notary Public in and for said State  
My Commission Expires: 9-15-03

**Capacity Claimed By Signer:**

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

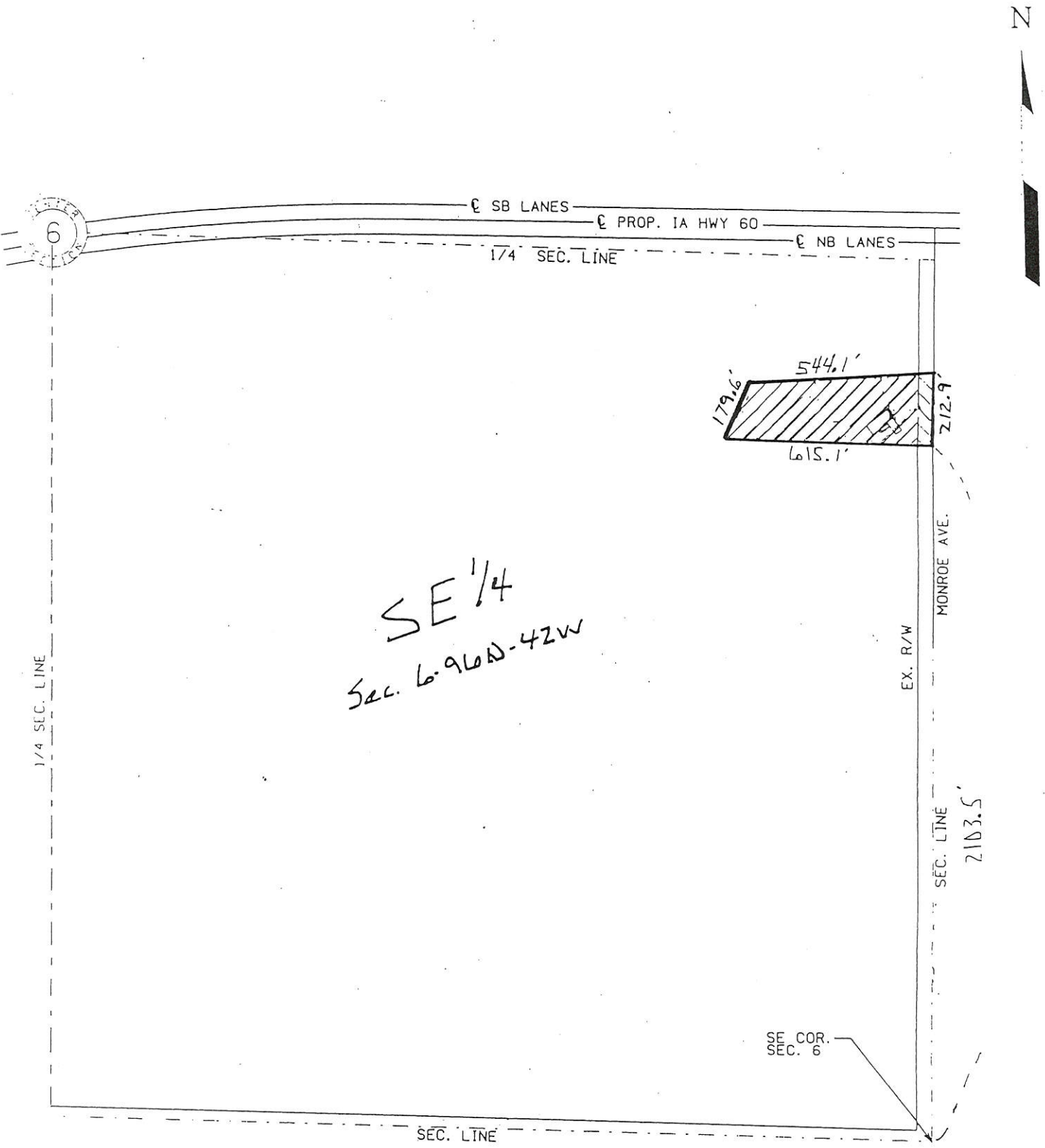
**Signer is Representing:**

Names of entity(ies) or person(s)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



IOWA DEPARTMENT OF TRANSPORTATION  
GRAPHIC EXHIBIT "A"

COUNTY O'Brien STATE CONTROL NO. \_\_\_\_\_  
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ACQUIRED FROM Terry W. Broaksma



*(Original for Reference)*

Recorded in the STATE LAND
27 Page(s) 617
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