

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: Daniel Scott Buban, 708 E Maple Street, Centerville, IA 52544

# State of Iowa

## OFFICE OF THE SECRETARY OF STATE

Patent No. 6060

### STATE LAND OFFICE

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Daniel Scott Buban**, real estate in **Appanoose County**, Iowa, and more particularly described as follows:

A part of Lot 1 in Thomas Wilson's Subdivision of the Northwest Quarter of the Southwest Quarter of Section 31, Township 69 North, Range 17 West of the Fifth Principal Meridian, Appanoose County, Iowa, shown and described as Auditor's Parcel "C" on Plat of Survey recorded in Appanoose County, Iowa, on May 20, 2015, as Document 2015 833 in Book 2015, Page 833, containing 0.20 acres more or less.

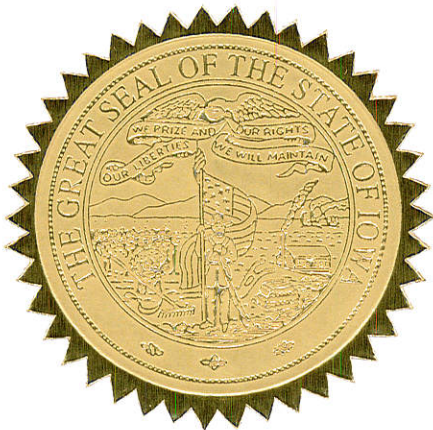
This conveyance is subject to all easements of record.

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.

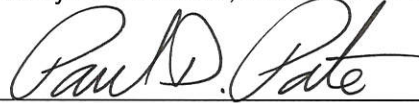
**CONDITIONS:** Authority and consideration for issuance of this patent are stated in the certificate of the **Right of Way Director of the Iowa Department of Transportation** filed with the State Land Office as provided in *Iowa Code* Section 9G.6. This conveyance is subject to the conditions imposed 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 11<sup>th</sup> 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 109 in the State Land Office.



Paul D. Pate, Iowa Secretary of State



0014

ENTERED FOR TAXATION  
 This 28 Day of May 2002  
L. Demery  
 County Auditor  
D.M.  
 Deputy Co. Auditor  
 CD p. 513

REAL ESTATE TRANSFER  
 TAX PAID 465  
 STAMP #  
\$ 87.20  
Cheryl A. Piatt  
 RECORDER  
5-28-02 Appanoose  
 DATE COUNTY

RECORDED  
 COMPARED FILED NO. 3035  
 BOOK 147 PAGE 32  
 INDEXED  
 02 MAY 28 AM 10:27  
 CHERYL A. PIATT  
 RECORDER  
 APPANOOSE COUNTY, IA  
 Pd 11.00  
 mail

Instrument Prepared by: S. A. Holm, 323 Sixth Street, P.O. Box 664, Ames, IA 50010, (515) 232-4732  
 Mail Tax Statement to: Iowa Department of Transportation  
 Office of Right of Way  
 ATTN: Property Management Supervisor  
 800 Lincoln Way  
 Ames, IA 50010

**WARRANTY DEED**

For the consideration of FIFTY-FIVE THOUSAND AND NO/100---(\$55,000.00)---DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, ROY S. STONE and FLORENCE A. STONE, Husband and Wife, do hereby convey to the STATE OF IOWA real estate in Appanoose County, Iowa:

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

BEGINNING 335 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 69, RANGE 17, TO A POINT OF BEGINNING; THENCE EAST 175 FEET; THENCE NORTH 50 FEET; THENCE WEST 175 FEET; THENCE SOUTH 50 FEET TO THE PLACE OF BEGINNING AND BEING A PART OF LOT 1 IN THOMAS WILSON'S SUB-DIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 69, RANGE 17, IN CENTERVILLE, APPANOOSE COUNTY, IOWA. EXCEPT THE COAL.

This Deed is given in fulfillment of a certain contract dated March 18, 2002, and recorded in the Appanoose County Recorder's Office on March 26, 2002, in Book 145, Page 155, except those terms thereof which survive the execution of this document.

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

Grantors do hereby covenant with grantee, 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 feminine or masculine gender, according to the context.

Dated: May 20, 2002. (SIGN IN INK)

Roy S. Stone  
 ROY S. STONE

Florence A. Stone  
 FLORENCE A. STONE

STATE OF IOWA, COUNTY OF APPANOOSE, ss:

On this 20<sup>th</sup> day of May, 2002, before me, the undersigned, a Notary Public in and for said state, personally appeared ROY S. STONE and FLORENCE A. STONE, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Faye L. Graham

Notary Public in and for said State  
**FAYE L. GRAHAM**  
 Commission Number 152007  
 My Commission Expires  
 6-29-09

Appanoose County Project No. STPN-2-7(32)--2J-04  
 STONE, Roy S. and Florence A. (Parcel No. 11D)

Recorded in the STATE LAND OFFICE  
 No. 22 Page(s) 109  
6060  
2-24-10



Book 2015 Page 833

Document 2015 833 Type 06 007 Pages 2  
Date 5/20/2015 Time 10:55 AM  
Rec Amt \$12.00

ENTR ✓  
COMP ✓  
INDX ✓  
SCAN ✓

Teddy Walker, Recorder  
Appanoose Co. IOWA

pd 12<sup>00</sup>  
Naal

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  
PLAT OF SURVEY  
AUDITOR'S PARCEL "C"

COUNTY	APPANOOSE	STATE CONTROL NO.	-----
PROJECT NO.	STPN-2-7(32)--2J-04	PARCEL NO.	11D
SECTION	31	TOWNSHIP	69N
		RANGE	17W
ACQUIRED FROM	ROY S. & FLORENCE A. STONE	AREA	-----
EXCESS PARCEL	±0.20 acres	ACCESS CONTROL	-----

This plat of survey is a true and correct representation of the field notes of a survey performed under my direct supervision on December 3, 2014, for the purpose of locating and marking the following described parcel of land, to-wit:

AUDITOR'S PARCEL "C"

A part of Lot 1 in Thomas Wilson's Subdivision of the Northwest Quarter of the Southwest Quarter of Section 31, Township 69 North, Range 17 West of the Fifth Principal Meridian. Appanoose County, Iowa, also designated as Auditor's Parcel "C", and being more particularly described as follows:

Beginning 335 feet South and 33 feet East of the Northwest Corner of the Southwest Quarter of said Section 31; thence East 175 feet; thence North 50 feet; thence West 175 feet; thence South 50 feet to the Point of Beginning, Except the Coal, and EXCEPT the West Two feet thereof, containing 0.20 acres, more or less.

27  
Page(s) 110  
2-24-16

FRENCH-RENEKER-ASSOCIATES, INC. <i>A</i>	
Fairfield, Iowa	Engineers & Surveyors
Drawn By: mdm	Date: 4/16/15
Project No. 14-048	SHEET 1 OF 2

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



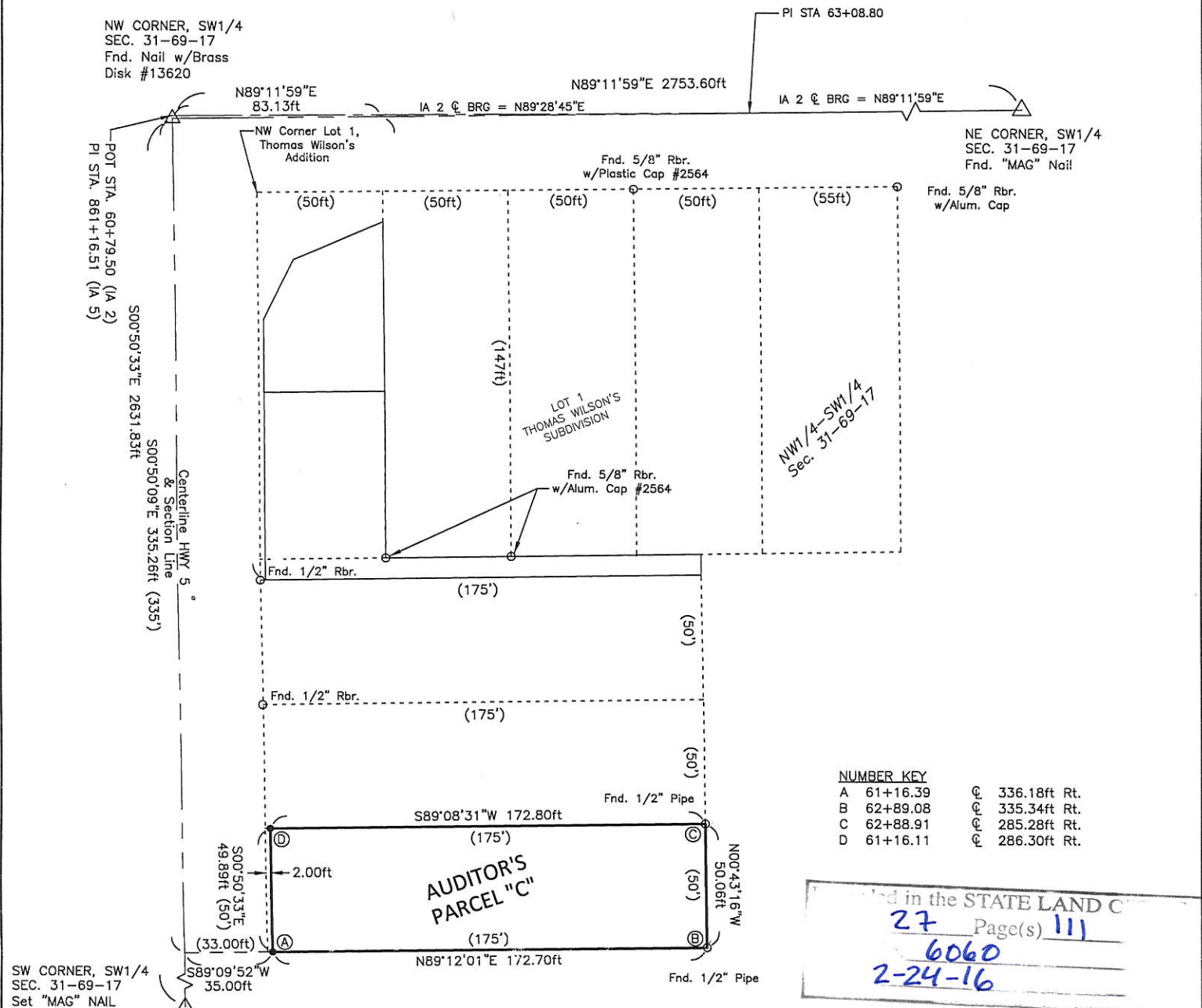
Prepared by: French-Reneker-Associates, Inc.  
 Surveyor: Jason C. Hull

1501 S. Main St.  
 Fairfield, Iowa 52556

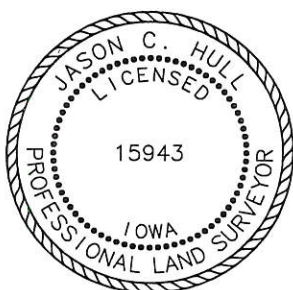
Phone: (641) 472-5145

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

COUNTY APPANOOSE STATE CONTROL NO. -----  
 PROJECT NO. STPN-2-7(32)--2J-04 PARCEL NO. 11D  
 SECTION 31 TOWNSHIP 69N RANGE 17W  
 ACQUIRED FROM ROY S. & FLORENCE A. STONE AREA -----  
 EXCESS PARCEL ±0.20 acres ACCESS CONTROL -----



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



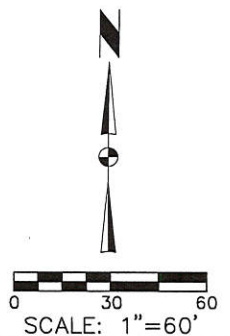
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Jason C. Hull 5-18-15  
 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: This Sheet



**LEGEND:**  
 RECORD DISTANCE..... (.....) FND. 5/8" REBAR W/YELLOW SET 5/8"x30" REBAR  
 SECTION CORNER..... △ PLASTIC CAP # 9781 W/ORANGE PLASTIC  
 FOUND CUT "X"..... × UNLESS OTHERWISE CAP #15943..... ●  
 NOTED..... ○

FRENCH-RENEKER-ASSOCIATES, INC.   
 Fairfield, Iowa Engineers & Surveyors  
 Drawn By: mdm Date: 4/16/15  
 Project No. 14-048 SHEET 2 OF 2