

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. 6061

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 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 "B" on Plat of Survey recorded in Appanoose County, Iowa, on May 20, 2015, as Document 2015 832 in Book 2015, Page 832, containing 0.11 acres more or less.

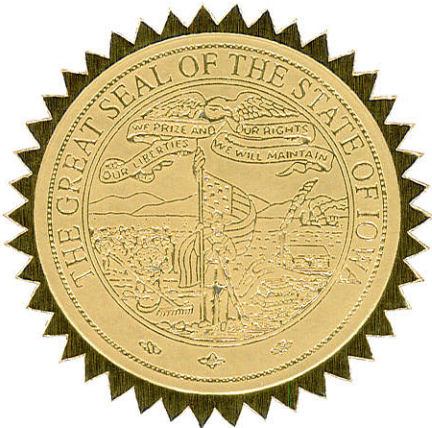
This conveyance is subject to all easements of record.

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~~th~~ 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 110 in the State Land Office.



Paul D. Pate, Iowa Secretary of State

ENTIRETY OF TAXATION
 This 22 day of May 2002
L. Demery County Auditor
DM
CV p. 513 Deputy Co. Auditor

REAL ESTATE TRANSF
 TAX PAID 455
 STAMP #
 \$ 71.20
Cheryl A. Platt
 RECORDER
5-22-02 Appanoose
 DATE COUNTY

FILED NO. 2987
 BOOK 146 PAGE 543

02 MAY 22 AM 9:50

RECORDED
 COMPARED
 INDEXED
 CHERYL A. PIATT
 RECORDER
 APPANOOSE COUNTY I.
Pd 11:00

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 FORTY-FIVE THOUSAND AND NO/100---(\$45,000.00)---DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, RODNEY W. GOODEN, an Unmarried Person, does hereby convey to the STATE OF IOWA real estate in Appanoose County, Iowa:

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

COMMENCING AT A POINT 155 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 1, THOMAS WILSON'S SUB-DIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 69, RANGE 17, THENCE EAST 175 FEET, THENCE NORTH 8 FEET, THENCE WEST 125 FEET, THENCE NORTH 67 FEET, THENCE WEST 50 FEET, THENCE SOUTH 75 FEET TO THE PLACE OF BEGINNING; SUBJECT TO EASEMENTS OF RECORD.

Grantor also conveys to Grantee all of his right, title and interest in the easements established for the benefit of the above-described real estate in the Easement filed for record on November 7, 1995, at Book 79, Page 40, records of Appanoose County, Iowa.

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 59, 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.

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that he has 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 grantor covenants 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: 5-17-02, 2002. (SIGN IN INK)

Rodney Gooden
 RODNEY W. GOODEN

STATE OF IOWA, COUNTY OF APPANOOSE, ss:

On this 17 day of May, 2002, before me, the undersigned, a Notary Public in and for said state, personally appeared RODNEY W. TUBAUGH to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

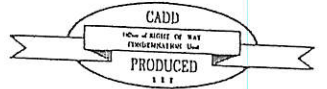
Linda Riggall
 Notary Public in and for said State

Appanoose County Project No. STPN-2-7(32)--2J-04
 GOODEN, Rodney W. (Parcel No. 11A)

LINDA RIGGALL
 Commission Number 225225
 My Comm. Exp. 11-23-02

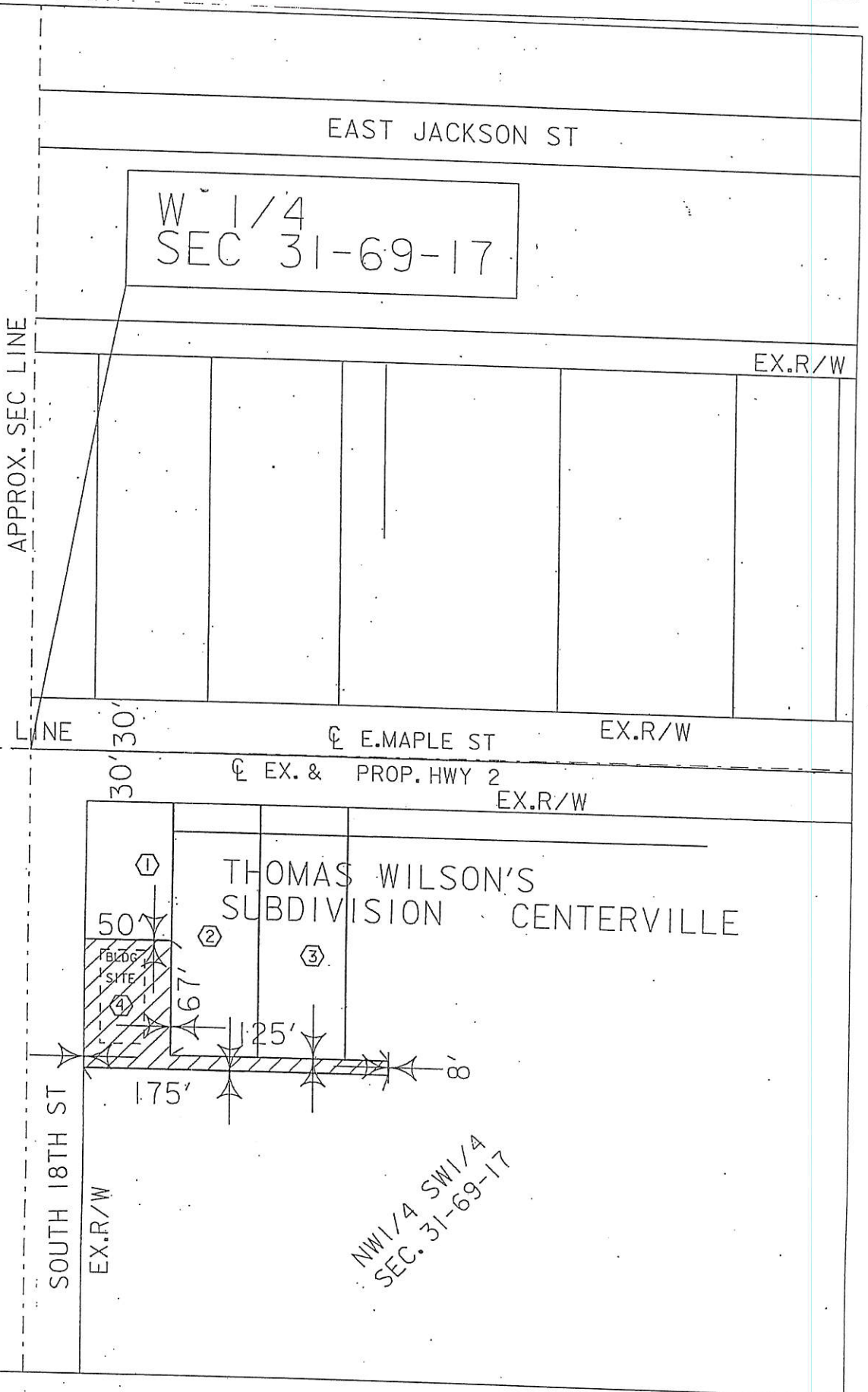
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624

IOWA DEPARTMENT OF TRANSPORTATION
GRAPHIC EXHIBIT "A"



COUNTY Appanoose STATE CONTROL NO. 04-00
PROJECT NO. STPN-2-7(32)--2J-04 PARCEL NO. 11A
SECTION 31 TOWNSHIP 69 North RANGE 17 West
ROW-FEE 4,750sq ft AC, EASE AC, BORROW _____ AC, EXCESS-FEE _____ AC
ACQUIRED FROM Rodney W. Gooden

N



COUNTY: APPANOOSE PROJECT NO.: STPN-2-7(32)-2J-04

dec 27 STATE LAND OFF
Page(s) 625
tN 6061
2-10-16



Book 2015 Page 832

Document 2015 832 Type 06 007 Pages 2
Date 5/20/2015 Time 10:54 AM
Rec Amt \$12.00

ENTR ✓
COMP ✓
INDX ✓
SCAN ✓

Teddy Walker, Recorder
Appanoose Co. IOWA

pd 120
mail

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 "B"

COUNTY	APPANOOSE	STATE CONTROL NO.	-----
PROJECT NO.	STPN-2-7(32)--2J-04	PARCEL NO.	11A
SECTION	31	TOWNSHIP	69N
ACQUIRED FROM	RODNEY W. GOODEN	RANGE	17W
EXCESS PARCEL	±0.11 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 "B"

A part 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 "B", and being more particularly described as follows:

Commencing at a point 155 feet South of the Northwest Corner of Lot 1, Thomas Wilson's Sub-division of the Northwest Quarter of the Southwest Quarter of Section 31, Township 69, Range 17, thence East 175 feet, thence North 8 feet, thence West 125 feet, thence North 67 feet, thence West 50 feet, thence South 75 feet to the Place of Beginning; subject to easements of record; EXCEPT the West Two feet thereof, containing 0.11 acres, more or less.

Recorded in the STATE LAND OFFICE
27 (s) 626
2-10-16 6061

FRENCH-RENEKER-ASSOCIATES, INC.	
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 *

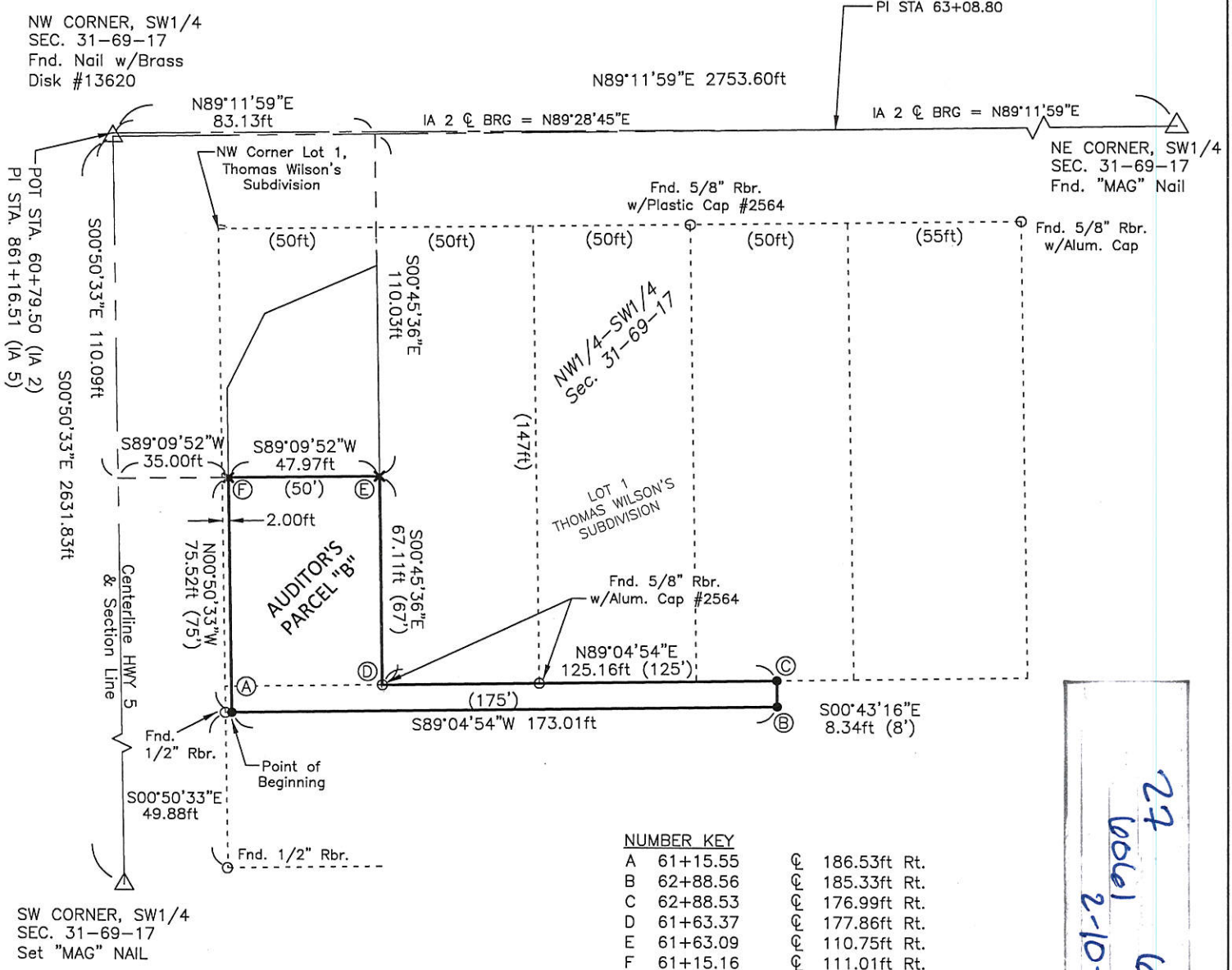
Prepared by: French-Reneker-Associates, Inc.
 Surveyor: Jason C. Hull

1501 S. Main St.
 Fairfield, Iowa 52556

Phone: (641) 472-5145

IOWA DEPARTMENT OF TRANSPORTATION
 PLAT OF SURVEY
 AUDITOR'S PARCEL "B"

COUNTY APPANOOSE STATE CONTROL NO. -----
 PROJECT NO. STPN-2-7(32)--2J-04 PARCEL NO. 11A
 SECTION 31 TOWNSHIP 69N RANGE 17W
 ACQUIRED FROM RODNEY W. GOODEN AREA -----
 EXCESS PARCEL ±0.11 acres ACCESS CONTROL -----

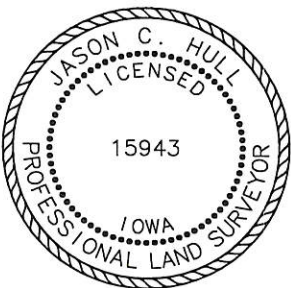


NUMBER KEY

A	61+15.55	⊕	186.53ft Rt.
B	62+88.56	⊕	185.33ft Rt.
C	62+88.53	⊕	176.99ft Rt.
D	61+63.37	⊕	177.86ft Rt.
E	61+63.09	⊕	110.75ft Rt.
F	61+15.16	⊕	111.01ft Rt.

27
 10061
 2-10-16
 627

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



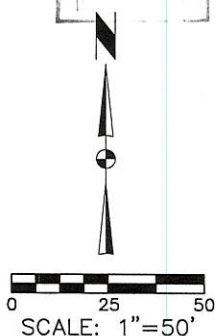
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

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..... (...) SECTION CORNER..... (Δ) FOUND CUT "X"..... (X)	FND. 5/8" REBAR W/YELLOW PLASTIC CAP # 9781 UNLESS OTHERWISE NOTED..... (○)	SET 5/8"x30" REBAR W/ORANGE PLASTIC CAP #15943..... (●)	FRENCH-RENEKER-ASSOCIATES, INC. <i>A</i>	
			Fairfield, Iowa Engineers & Surveyors	
		Drawn By: <u>mdm</u>	Date: <u>4/16/15</u>	
		Project No. <u>14-048</u>	SHEET <u>2</u> OF <u>2</u>	