

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: Ellen Jane Vaughn Trust DTD 12/03/2003, 1 Pennsylvania PL, Apt 315, Ottumwa, IA 52501

State of Iowa

OFFICE OF THE SECRETARY OF STATE

STATE LAND OFFICE

Patent No. 6062

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Ellen Jane Vaughn Trust DTD 12/03/2003**, real estate in **Wapello** County, Iowa, and more particularly described as follows:

A part of the Southeast Quarter of the Southeast Quarter of Section 5 and a part of the Northeast Quarter of the Northeast Quarter of Section 8, all in Township 72 North, Range 13 West of the Fifth Principal Meridian, Wapello County, Iowa, shown and described as Auditor's Parcel "B" on Plat of Survey recorded in Wapello County, Iowa, on December 22, 2014, as Document 2014-5323 in Book 13-L, Page 704.

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.

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 111 in the State Land Office.

Paul D. Pate, Iowa Secretary of State

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 June 16, 2003. (SIGN IN INK)

Ann E. Ruggles
Ann E. Ruggles

Howard L. Ruggles
Howard L. Ruggles

Thelma G. Hallberg
Thelma G. Hallberg

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 13th day of June, A.D. 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared

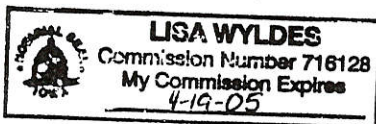
Phillip Wayne Holder

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)

Lisa Wylde (Sign in Ink)
Lisa Wylde (Print/Type Name)
Notary Public in and for the State of IOWA



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)

STATE OF Iowa COUNTY OF POLK) ss.

On this 16 day of June, A.D. 2003
before me, the undersigned, a Notary Public in and for said
State, personally appeared

Ann E. Ruggles and Howard L. Ruggles

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),
that by his/her/their signatures(s) on the instrument the
person(s), or the entity(ies) upon behalf of which the person(s)
acted, executed the instrument.



Barbara Wright (Sign in Ink)
Barbara Wright (Print/Type Name)
Notary Public in and for the State of

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)

STATE OF IOWA COUNTY OF TAMA) ss.

On this 13th day of June, A.D. 2003
before me, the undersigned, a Notary Public in and for said
State, personally appeared

Thelma G. Hallberg

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),
that by his/her/their signatures(s) on the instrument the
person(s), or the entity(ies) upon behalf of which the person(s)
acted, executed the instrument.

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)

(SEAL) Michael D. Griffin (Sign in Ink)
Michael D. Griffin (Print/Type Name)
Notary Public in and for the State of

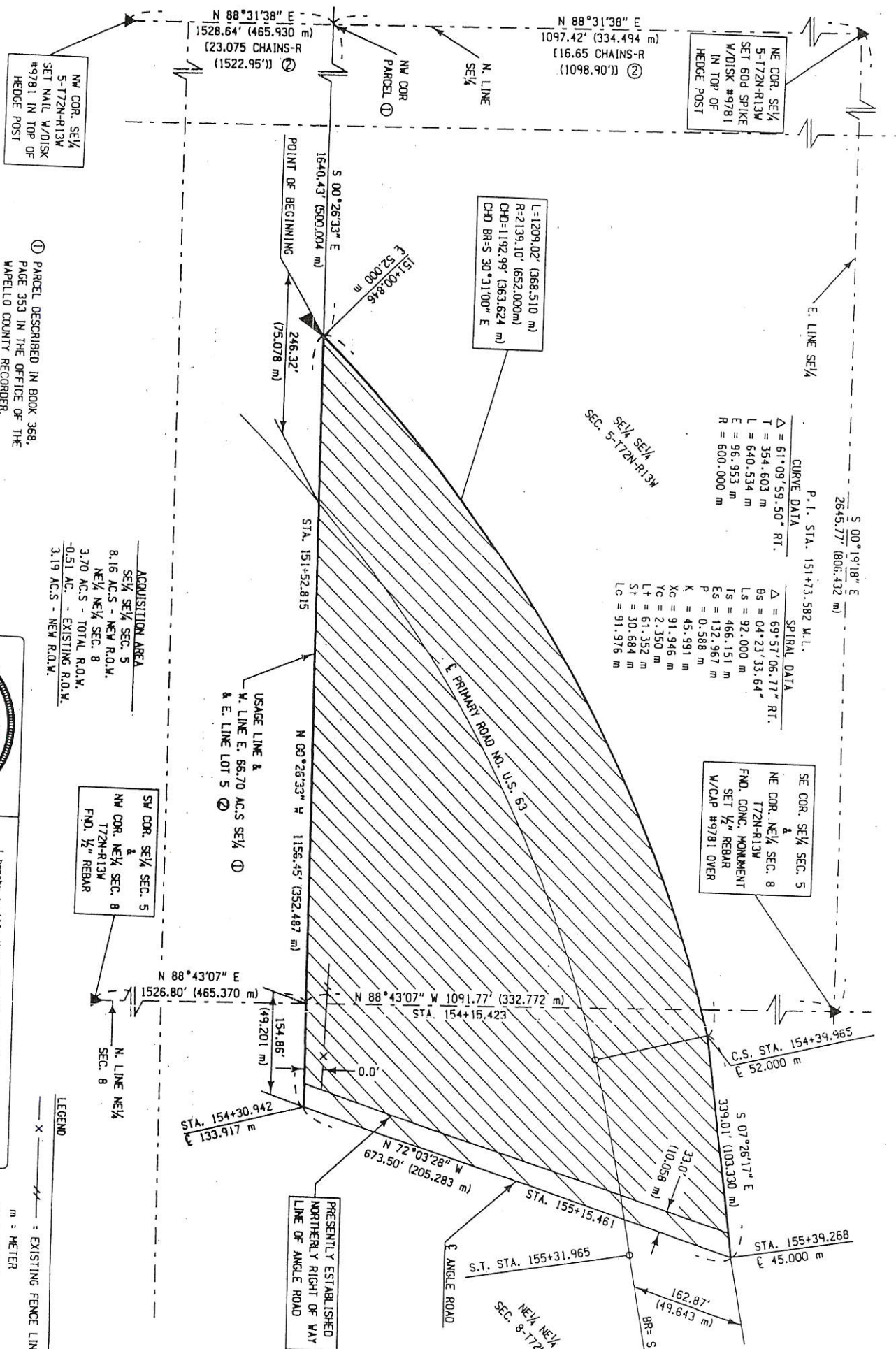




Iowa Department of Transportation
ACQUISITION PLAT
EXHIBIT "A"

COUNTY WAPELLO
PROJECT NO. NHSN-63-2(64)--2R-90 STATE CONTROL NO. _____
SECTION 5 & 8 PARCEL NO. 16
ROW-FEE 11.86 * TOWNSHIP 72N RANGE 13W
ACCESS RIGHTS ACQUIRED FROM STA. 151 + 52.815 TO STA. 155 + 15.461 U.S. 63 LEFT SIDE
ACQUIRED FROM _____

* INCLUDES 0.51 ACRES WITHIN PRESENTLY ESTABLISHED RIGHT OF WAY



P. I. STA. 151+73.582 M.L.

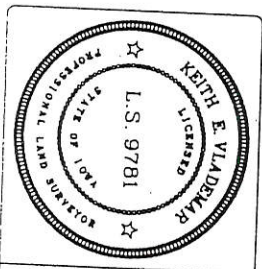
CURVE DATA		SPIRAL DATA	
Δ = 61°09'59.50" RT.	Δ = 69°57'06.77" RT.	Δ = 69°57'06.77" RT.	
T = 354.603 m	BS = 04°23'33.64"	BS = 04°23'33.64"	
L = 640.534 m	Ls = 92.000 m	Ls = 92.000 m	
E = 96.953 m	Ts = 466.151 m	Ts = 466.151 m	
R = 600.000 m	Es = 132.967 m	Es = 132.967 m	
	P = 0.588 m	P = 0.588 m	
	K = 45.991 m	K = 45.991 m	
	Xc = 91.946 m	Xc = 91.946 m	
	Tc = 2.350 m	Tc = 2.350 m	
	Lt = 61.352 m	Lt = 61.352 m	
	St = 30.684 m	St = 30.684 m	
	Lc = 91.976 m	Lc = 91.976 m	

ACQUISITION AREA
SE 1/4 SEC. 5
8.16 ACS - NEW R.O.W.
NE 1/4 SEC. 8
3.70 ACS - TOTAL R.O.W.
0.51 AC. - EXISTING R.O.W.
3.19 ACS - NEW R.O.W.

SW COR. SEC. 5
&
NW COR. SEC. 8
FND. 1/2" REBAR

SE COR. SEC. 5
&
NE COR. SEC. 8
FND. CONC. MONUMENT
SET 1/2" REBAR
W/CAP #9781 OVER

- ① PARCEL DESCRIBED IN BOOK 368, PAGE 353 IN THE OFFICE OF THE WAPELLO COUNTY RECORDER.
- ② SHOWN ON SURVEY PLAT IN BOOK 180, PAGE 227 IN THE OFFICE OF THE WAPELLO COUNTY RECORDER.



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.

Keith E. Vlademar
KEITH E. VLADEMAR
LICENSE NO. 9781
DATE _____

LEGEND
X = EXISTING FENCE LINE

m = METER
(R) = RECORD
SCALE: 1" = 200'
0' 50' 100' 200'
0m 24m 48m

STATE LANDS
27 Page(s) 631
6062
2-10-16



Document 2014 5323

Book 13-L Page 704 Type 11 001 Pages 2
Date 12/22/2014 Time 10:52:21AM
Rec Amt \$12.00

JNDE
CHKX
SCAN
COPY

ord	27	STATE LAND OFFICE
Page(s)	632	
6062		
2-10-16		

LISA KENT, RECORDER
WAPELLO COUNTY IOWA

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

1501 S. Main St.
Fairfield, Iowa 52556

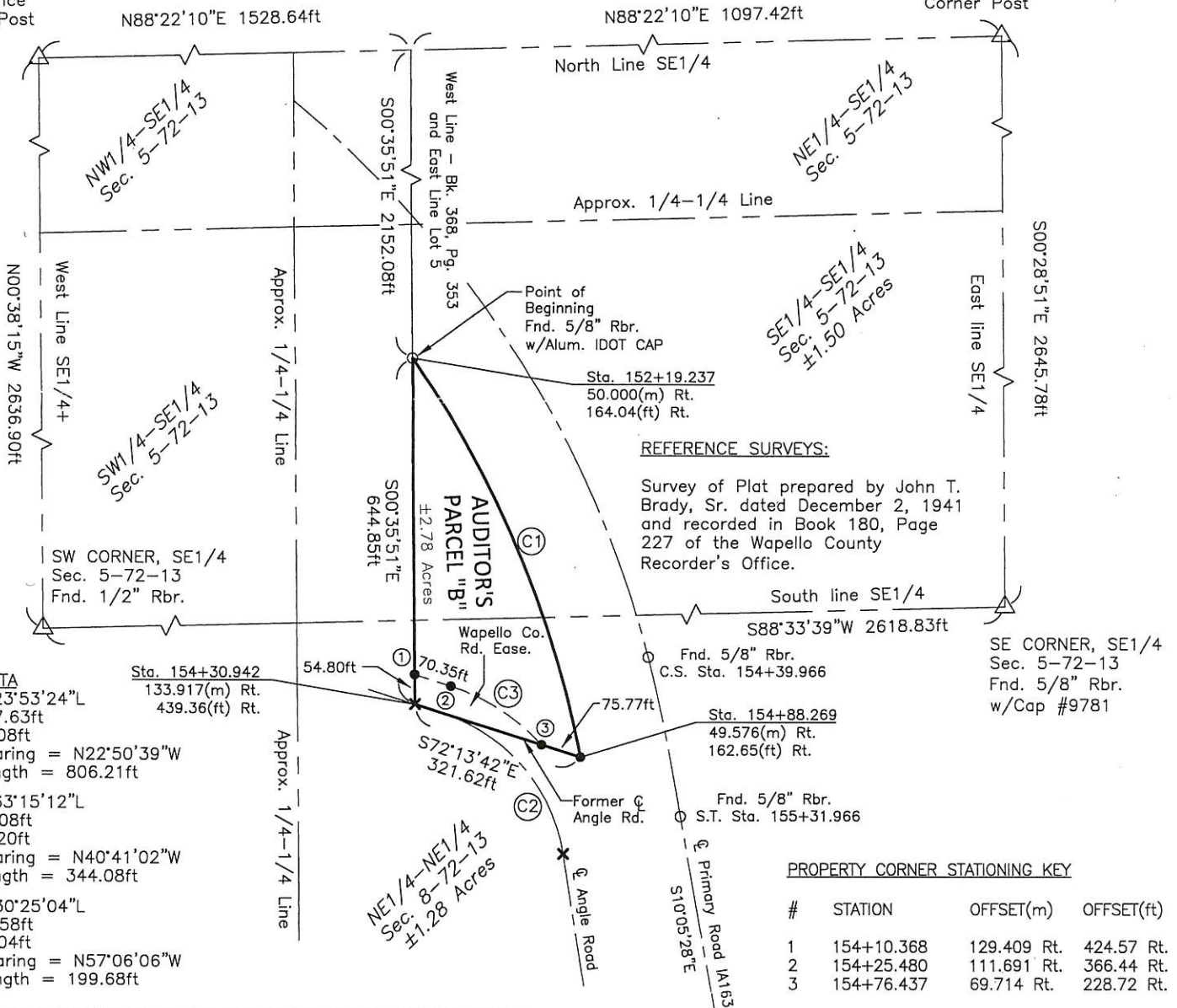
Phone: (641) 472-5145

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

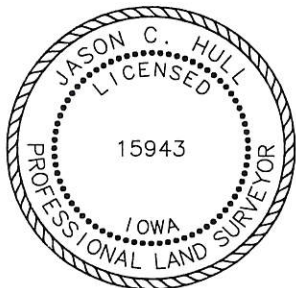
COUNTY	WAPELLO	STATE CONTROL NO.	-----
PROJECT NO.	NHSN-063-2(64)--2R-90	PARCEL NO.	16
SECTION	5 & 8	TOWNSHIP	72N
		RANGE	13W
ACQUIRED FROM	ANN E. RUGGLES AND HOWARD R. RUGGLES, THELMA G. HALLBERG, AND PHILLIP WAYNE HOLDER		
EXCESS PARCEL	±2.78 Acres	ACCESS CONTROL	-----

NW CORNER, SE1/4
Sec. 5-72-13
Fnd. Fence
Corner Post

NE CORNER, SE1/4
Sec. 5-72-13
Fnd. Fence
Corner Post



* 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 12-17-14
Jason C. Hull, P.L.S. date

License number 15943

My license renewal date is December 31, 2014

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



0 150 300
SCALE: 1"=300'

LEGEND:

SECTION CORNER..... Δ

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

SET "MAG" NAIL
IN CONCRETE..... X
FOUND MONUMENT
(AS NOTED)..... O

FRENCH-RENEKER-ASSOCIATES, INC.	
Fairfield, Iowa Engineers & Surveyors	
Drawn By: JCH	Date: 10-14-14
Project No. 14-048	SHEET 1 OF 2

\$12.00 pd
French-Reneker Assoc.

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 WAPELLO STATE CONTROL NO. -----
PROJECT NO. NHSN-063-2(64)--2R-90 PARCEL NO. 16
SECTION 5 & 8 TOWNSHIP 72N RANGE 13W
ACQUIRED FROM ANN E. RUGGLES AND HOWARD R. RUGGLES, THELMA G. HALLBERG, AND PHILLIP WAYNE HOLDER AREA -----
EXCESS PARCEL ±2.78 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 October 9, 2014, for the purpose of locating and marking the following described parcel of land, to-wit:

AUDITOR'S PARCEL "B"

A part of the Southeast Quarter of the Southeast Quarter of Section 5 and a part of the Northeast Quarter of the Northeast Quarter of Section 8, all in Township 72 North, Range 13 West of the Fifth Principal Meridian, Wapello County, Iowa, also designated as Auditor's Parcel "B", and being more particularly described as follows:

Commencing at the Northwest Quarter of the Southeast Quarter of said Section 5; thence North 88 degrees 22 minutes 10 seconds East along the north line of said Southeast Quarter a distance of 1528.64 feet to the east line of Lot 5 as shown on Plat of Survey prepared by John T. Brady Sr. dated December 2, 1941 and recorded in Book 180, Page 227 of the Wapello County Recorder's Office, also being west line of a certain parcel of land as described in a Warranty Deed recorded in Book 368, Page 353 in said Wapello County Recorder's Office; thence South 00 degrees 35 minutes 51 seconds East along said west line and said east line a distance of 2152.08 feet to the Point of Beginning; thence continuing South 00 degrees 35 minutes 51 seconds East along said west line and said east line, and the southerly extensions thereof, a distance of 644.85 feet to the former centerline of Angle Road; thence South 72 degrees 13 minutes 42 seconds East along said former a distance of 321.62 feet; thence northwesterly along a non-tangent curve, concave southwesterly, a distance of 812.08 feet, said curve having a radius of 1947.63 feet, a deflection angle of 23 degrees 53 minutes 24 seconds Left, a chord bearing of North 22 degrees 50 minutes 39 seconds West, and a chord length of 806.21 feet, to the Point of Beginning, containing 2.78 acres, more or less, including 0.23 acres of presently established Wapello County road easement.

Recorded in the STATE LAND OFFICE:	
<u>27</u>	Page(s) <u>633</u>
No. <u>6062</u>	<u>2-10-16</u>

FRENCH-RENEKER-ASSOCIATES, INC. 	
Fairfield, Iowa	Engineers & Surveyors
Drawn By: JCH	Date: 10-14-14
Project No. 14-048	SHEET 2 OF 2