

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: Jon C. Simplot and Cheryl A. Simplot, 11287 Dahlonga Rd., Ottumwa, IA 52501

State of Iowa

OFFICE OF THE SECRETARY OF STATE

STATE LAND OFFICE

Patent No. 6063

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Jon C. Simplot and Cheryl A. Simplot as joint tenants with full rights of survivorship and not as tenants in common**, real estate in **Wapello County, Iowa**, and more particularly described as follows:

A part of the Southwest Quarter of the Southwest Quarter of Section 9, Township 72 North, Range 13 West of the Fifth Principal Meridian, Wapello County, Iowa, shown and described as Auditor's Parcel "B", on a Plat of Survey recorded in Wapello County, Iowa, on April 20, 2015, as Document 2015-1464, in Book 13-L, Page 753, containing 9.13 acres more or less.

Direct access between the above described parcel of land and U.S. 63 and its ramp 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 15th 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 112 in the State Land Office.


Paul D. Pate, Iowa Secretary of State

filed 9-22-03
BK 526 Pg 1069
Appeal filed
6-18-04
BK 532 Pg 496-503

In the Matter of the Condemnation of
Certain Rights in Land by the Iowa
Department of Transportation for the
Improvement of

Relocated Primary Road No. U. S. 63

NOTICE

east of the City of Ottumwa

located in Wapello County, Iowa

Project No. NHSN-63-2(64)--2R-90

Group "C"

TO:

Jon C. Simplot, 1515 Lane Oak Circle, Fairfield, Iowa
Cheryl A. Simplot, 1515 Lane Oak Circle, Fairfield, Iowa
Wapello County, Iowa, c/o County Auditor, 101 West 4th Street, Ottumwa, Iowa

and to all other persons, companies or corporations having any interest in or owning any of the following described real estate:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ and part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$, of Sec. 8; part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 9; and part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 17, all in T72N, R13W of the 5th P. M., Wapello County, Iowa.

You, and each of you, are hereby notified that the State of Iowa desires certain rights in land more specifically described as follows and shown with reference to their location as to land affected on the plat Exhibit "A" attached hereto and to the Application filed with the Chief Judge of the Judicial District containing Wapello County, Iowa, and in the Office of the Sheriff of Wapello County, Iowa, to which you are referred:

The title in fee simple sought to be appropriated is in land described as follows and as shown on the plat Exhibit "A" attached hereto and by reference made a part hereof:

"Commencing at the center of Section Eight (8), Township Seventy-two (72) North of Range Thirteen (13) West, thence South to the Southwest corner of the North Half of the Southeast Quarter of said Section; thence East 23.75 chains, thence North 14 degrees East to the East and West center line of said Section, thence West 29.65 chains to the place of beginning, which lies South and East of the center of the Public Highway leading from Dahlonga to Ottumwa."

Wapello County Project No. NHSN-63-2(64)--2R-90
John C. Simplot, et ux (Parcel 28)
Continued on next page

Page 1

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Also, "A part of Section Eight (8), Nine(9) and Seventeen (17) in Township Seventy-two (72) North, of Range Thirteen (13) West, bounded as follows, to-wit: Beginning at the Southwest corner of said Section 9; thence East 7.78 chains to a corner, thence North 17.21 chains to a corner; thence West 27.53 chains to corner on the West line of the SE- $\frac{1}{4}$ of the SE- $\frac{1}{4}$ of said Section 8; thence South 18.51 chains to corner; thence East 19.75 chains to corner; thence North 1.30 chains to corner at the place of beginning."

Also, "A part of the E- $\frac{1}{2}$ of the SE- $\frac{1}{4}$ of Section 8, Township 72 North Range 13 West, to beginning at the Northwest corner of the SE- $\frac{1}{4}$ of the SE- $\frac{1}{4}$ of Section 8, thence South 2.84 chains; thence East 16 chains; thence North 17.70 chains; thence West 8.60 chains; thence South 13 degrees West 15.10 chains; thence West 3.85 chains to beginning."

All of the above described land is located in Wapello County, Iowa.

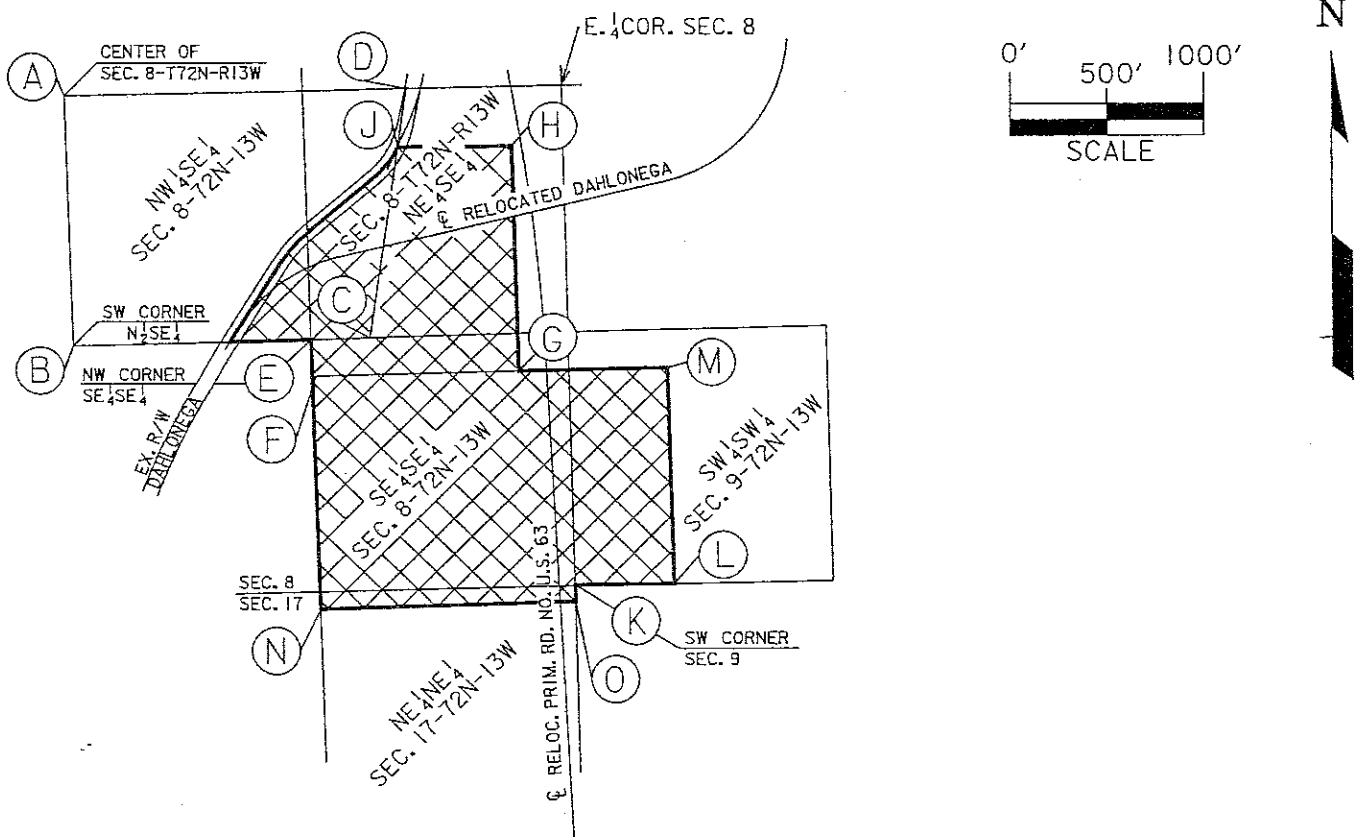
In connection with this condemnation proceeding it is specifically provided that any and all improvements, including fences or agricultural crops, if any, located wholly within the land sought in fee simple title, are condemned in their entirety.

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27	Page(s) 635
6063	
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IOWA DEPARTMENT OF TRANSPORTATION
 PLAT EXHIBIT "A"



COUNTY WAPELLO STATE CONTROL NO. _____
 PROJECT NO. NHSN-63-2(64)--2R-90 PARCEL NO. 28
 SECTION 8,9&17 TOWNSHIP 72N RANGE 13W
 ROW-FEE TOTAL AC, EASE _____ AC, BORROW _____ AC, EXCESS-FEE _____ AC
 ACQUIRED FROM JON C. SIMPLOT, ET UX



A-B South to SW Cor. $N\frac{1}{2}SE\frac{1}{4}$ (Deed)
 B-C East 23.75 chains (Deed)
 C-D North 14° East to E-W centerline of Sec. 8 (Deed)
 D-A West 29.65 chains to Center of Sec. 8 (Deed)

E-F South 2.84 chains (Deed)
 F-G East 16 chains (Deed)
 G-H North 17.70 chains (Deed)
 H-J West 8.60 chains (Deed)
 J-C South 13° West 15.10 chains (Deed)
 C-E West 3.85 chains (Deed)

K-L East 7.78 chains (Deed)
 L-M North 17.21 chains (Deed)
 M-F West 27.53 chains (Deed)
 F-N South 18.51 chains (Deed)
 N-O North 19.75 chains (Deed)
 O-K North 1.30 chains (Deed)

NOTE: All references to (Deed) are to Trustees' Deed recorded in Book 487,
 Page 1073, Office of Wapello County Recorder.

Recorded in the STATE LAND
 27 _____ Page 636
 6063
 2-12-16



✓✓

Document 2015 1464

Book 13-L Page 753 Type 11 001 Pages 2
Date 4/20/2015 Time 3:34:58PM
Rec Amt \$12.00

INDEX ✓
CHK ✓
SCAN ✓
COPY ✓

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

French-Reneker-Associates, Inc.

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.	28
SECTION	9	TOWNSHIP	72N
		RANGE	13W
ACQUIRED FROM	JON C. SIMPLOT, ET UX		AREA -----
EXCESS PARCEL	±9.13 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 Southwest Quarter of the Southwest Quarter of Section 9, 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 Southwest Corner of the Southwest Quarter of said Section 9; thence North 89 degrees 02 minutes 09 seconds East along the south line of said Southwest Quarter a distance of 125.13 feet to the Point of Beginning; thence North 02 degrees 11 minutes 20 seconds East a distance of 1135.72 feet to the north line of a certain parcel of land as described in a Trustee's Deed recorded in Book 487, Page 1073 in the Wapello County Recorder's Office; thence North 88 degrees 43 minutes 50 seconds East along said north line a distance of 312.69 feet to the east line of said certain parcel of land; thence South 01 degrees 38 minutes 08 seconds East along said east line a distance of 1135.83 feet to the south line of said Southwest Quarter; thence South 89 degrees 02 minutes 09 seconds West along said south line a distance of 388.35 feet to the Point of Beginning, containing 9.13 acres, more or less.

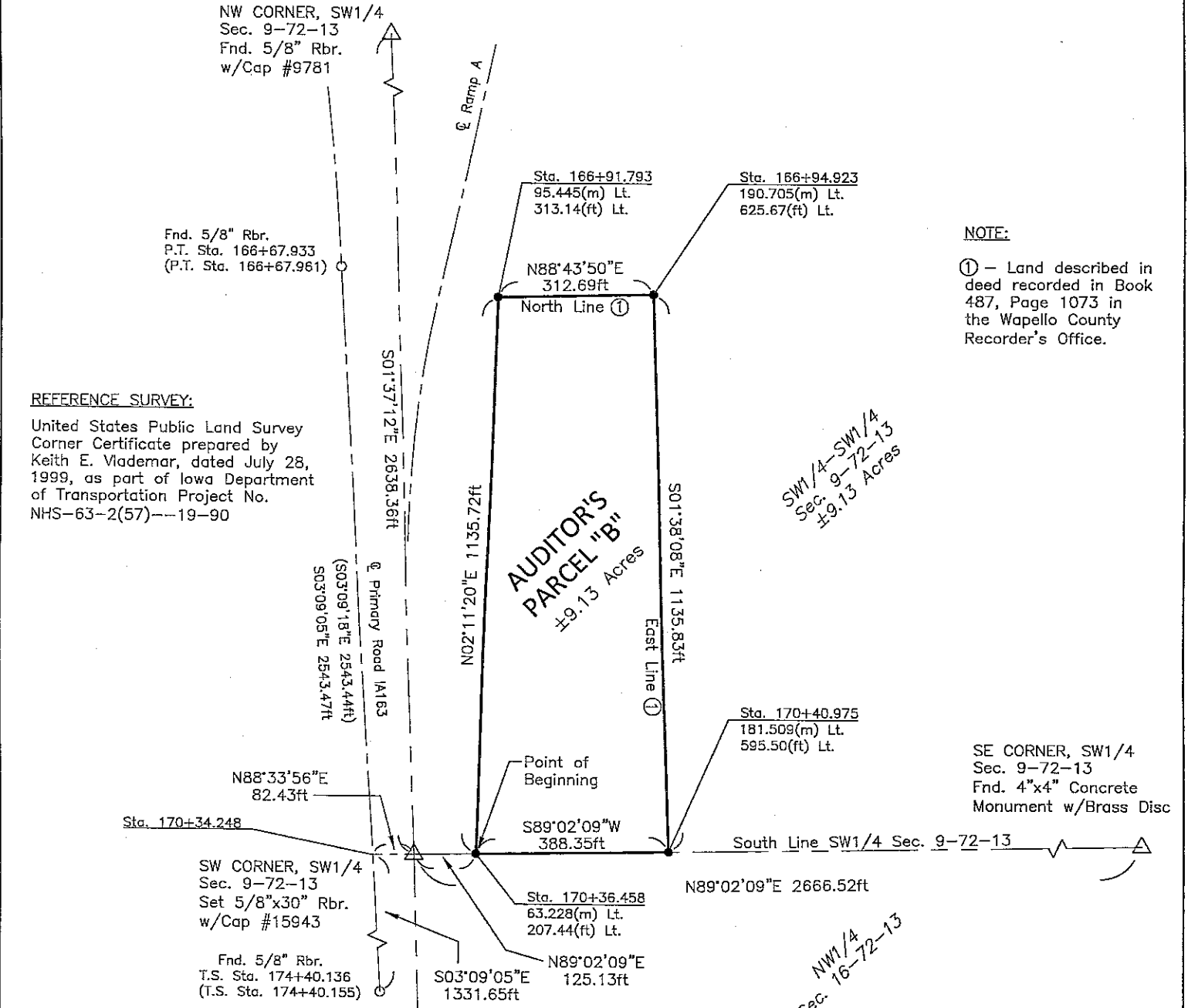
Recorded in the GFA
27 637
6063
2-12-16

FRENCH-RENEKER-ASSOCIATES, INC. <i>A</i>	
Fairfield, Iowa	Engineers & Surveyors
Drawn By: NAH/MDM	Date: 2/9/15
Project No. 14-048	SHEET 1 OF 2

* ALL BEARINGS AND DISTANCES ARE THE RESULT OF GPS OBSERVATIONS *
G:\14048\DRAWINGS\PLATS\Parcel 28B.dwg - Model

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. 28 *Sec. 2*
 SECTION 9 TOWNSHIP 72N RANGE 13W
 ACQUIRED FROM JON C. SIMPLOT, ET UX AREA _____
 EXCESS PARCEL ±9.13 Acres ACCESS CONTROL _____



NOTE:
 ① - Land described in deed recorded in Book 487, Page 1073 in the Wapello County Recorder's Office.

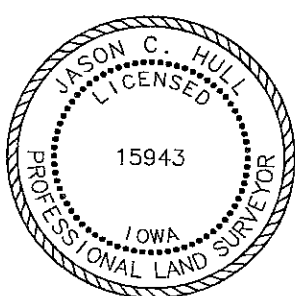
REFERENCE SURVEY:
 United States Public Land Survey
 Corner Certificate prepared by
 Keith E. Vlademar, dated July 28,
 1999, as part of Iowa Department
 of Transportation Project No.
 NHS-63-2(57)---19-90

SW1/4-SW1/4
 Sec. 9-72-13
 ±9.13 Acres

NW1/4
 Sec. 16-72-13

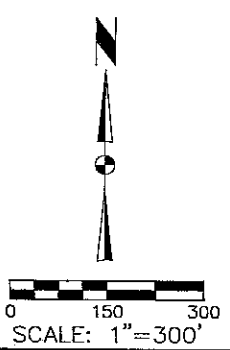
Recorded in the STATE PLAT BOOK
 22
 6063
 2-12-16

* 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 4-15-15
 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: Sheets 1 & 2



LEGEND: RECORD.....() SECTION CORNER..... Δ	SET 5/8"x30" REBAR W/ORANGE PLASTIC CAP #15943..... ●	FRENCH-RENEKER-ASSOCIATES, INC. <i>A</i>	
		Fairfield, Iowa Drawn By: NAH/MDM Project No. 14-048	Engineers & Surveyors Date: 2/9/15 SHEET 2 OF 2