

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 12/03/03, 1 Pennsylvania PL, Apt 315, Ottumwa, IA 52501

State of Iowa

OFFICE OF THE SECRETARY OF STATE

Patent No. 6074

STATE LAND OFFICE

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

The Southeast Quarter of the Northwest Fractional Quarter and a part of the Northeast Quarter of the Southwest Quarter of Section 5, Township 72 North, Range 13 West of the Fifth Principal Meridian, Wapello County, Iowa, shown and described as Auditor's Parcel "A", on Plat of Survey recorded in Wapello County, Iowa, on October 15, 2014, as Document 2014-4329 in Book 13-L, Page 679, containing 65.00 acres more or less.

Direct access between the above described parcel of land and IA 163/63 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 9th day of March, 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 123 in the State Land Office.


Paul D. Pate, Iowa Secretary of State

Book 525
Page 1075

05138

INDEXED
RECORDED
PROVEN
VOLUME



Form 635-053

03 FEB 27 AM 10:32

JOYCE HASS
RECORDER

Preparer Info.: Belinda H. Merritt, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010
Address Tax Statements: Property Management Supvr., Office of Right of Way, 800 Lincoln Way, Ames, IA 50010

3-12-13
THIS - 8 DAY OF February 2003
BY PHYLLIS DEAN WAPELLO CO. AUDITOR (CLERK) DEPUTY
16.00 duc
D.O.J.

WARRANTY DEED

For the consideration of Two hundred forty thousand and no/100-----(\$240,000.00)-----Dollars and other valuable consideration in hand paid by Iowa Department of Transportation, **MARGUERITE IRENE KHOLEIF AKA MARGUERITE KHOLEIF**, single, does hereby convey to the **STATE OF IOWA**, real estate in Wapello County, Iowa:

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

The Southeast Quarter of the Northwest Quarter; and the Northeast Quarter of the Southwest Quarter; and part of the Southeast Quarter of the Southwest Quarter lying North of the Highway; all in Section Five (5), Township Seventy-two (72) North, Range Thirteen (13) West of the 5th P.M. in Wapello County, Iowa, described as follows: Beginning at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section Five (5); thence West to a point 530.4 feet East of the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section Five (5); thence South 798.58 feet to center line of said public highway thence Southeasterly along center line of said public highway to intersect with East line of Southeast Quarter of the Southwest Quarter of Section Five (5); thence North to place of beginning.

This deed is given in fulfillment of a certain purchase agreement dated December 16, 2002, and recorded in the Wapello County Recorder's Office on December 26, 2002, in Book 523, Page 46, 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.

REAL ESTATE TRANSFER	
TAX PAID	
\$ 383.20	STAMP #
Joyce Hass	
RECORDER	
2/27/03	90
DATE	COUNTY

Wapello County Project No. NHSN-63-2(64)—2R-90
Marguerite Irene Kholeif (Parcel 13)

Recorded in the STATE LAND OFFICE	
27	Page(s) 706
No. 6074	
3-9-16	

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 2/14, 2008 (SIGN IN INK)

Marguerite Kholeif
Marguerite Irene Kholeif

(NOTARY PLEASE COMPLETE LEFT AND RIGHT SIDES)

ALL-PURPOSE ACKNOWLEDGMENT

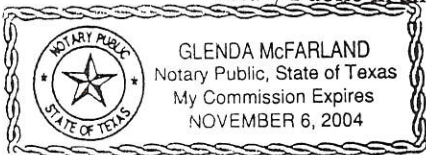
STATE OF Texas, COUNTY OF Montgomery; ss.
On this 14th day of February, A.D. 2008, before me, the undersigned, a
Notary Public in and for said State, personally appeared

Marguerite Kholeif

 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)

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

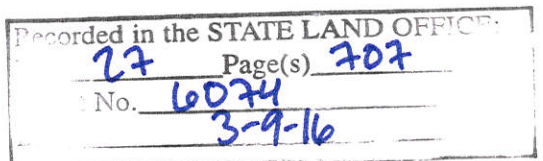


CAPACITY CLAIMED BY SELLER:

- 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:

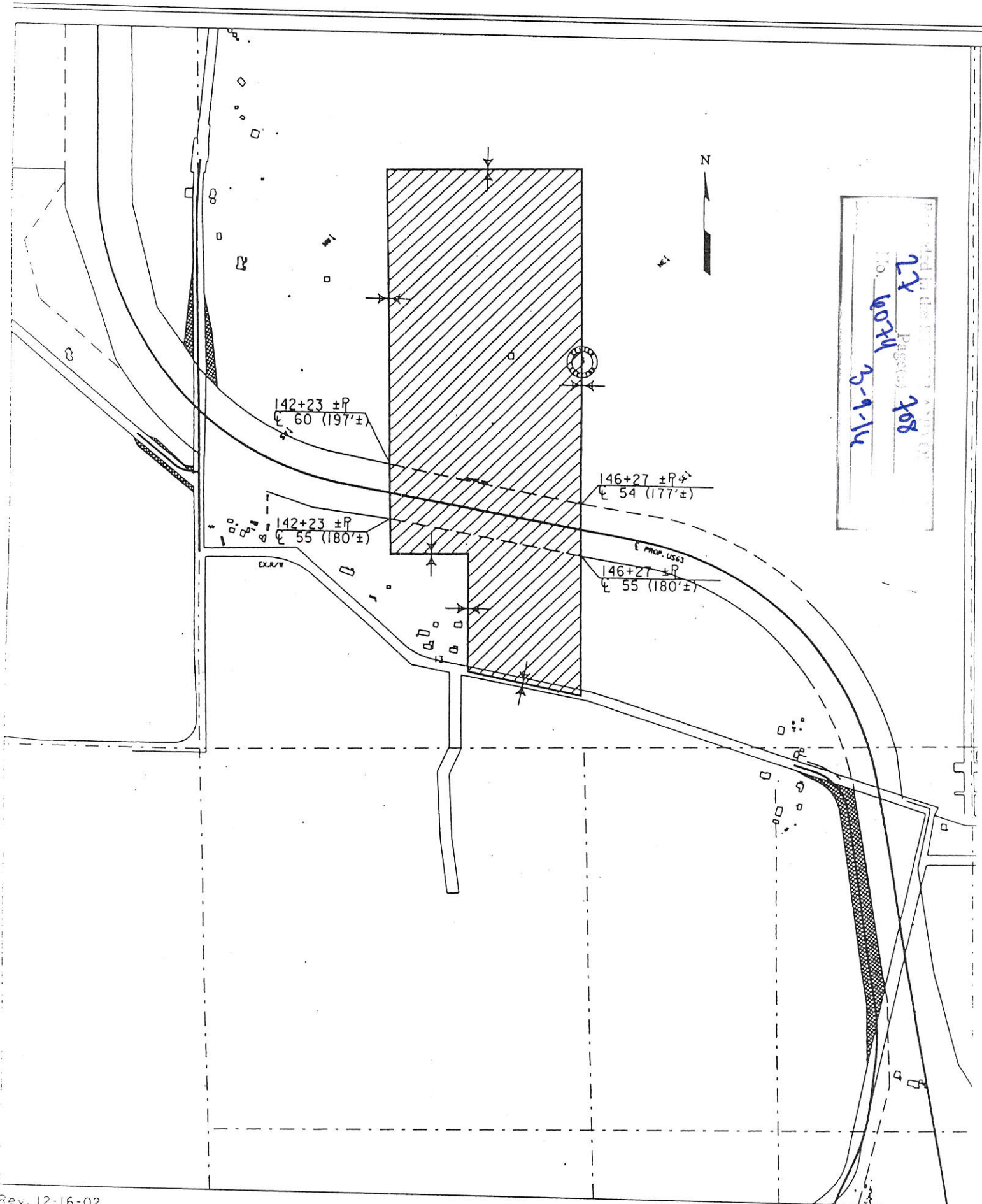
Names of entity(ies) or person(s)



IOWA DEPARTMENT OF TRANSPORTATION

EXHIBIT "A"

COUNTY Wapello STATE CONTROL NO. _____
 PROJECT NO. NHSN-63-2(64)--2R-90 PARCEL NO. 13
 SECTION 5 TOWNSHIP 72N RANGE 13W
 ROW-FEE AC, EASE AC, BORROW AC, EXCESS-FEE _____ AC
 ACQUIRED FROM Marguerite Irene Kholeif





Document 2014 4329

Book 13-L Page 679 Type 11 001 Pages 3
Date 10/15/2014 Time 10:34:02AM
Rec Amt \$17.00

✓NDE
XCHK
✓SCAN
✓COPY

LISA KENT, RECORDER
WAPELLO COUNTY IOWA

\$17.00 pd
French-Reneker

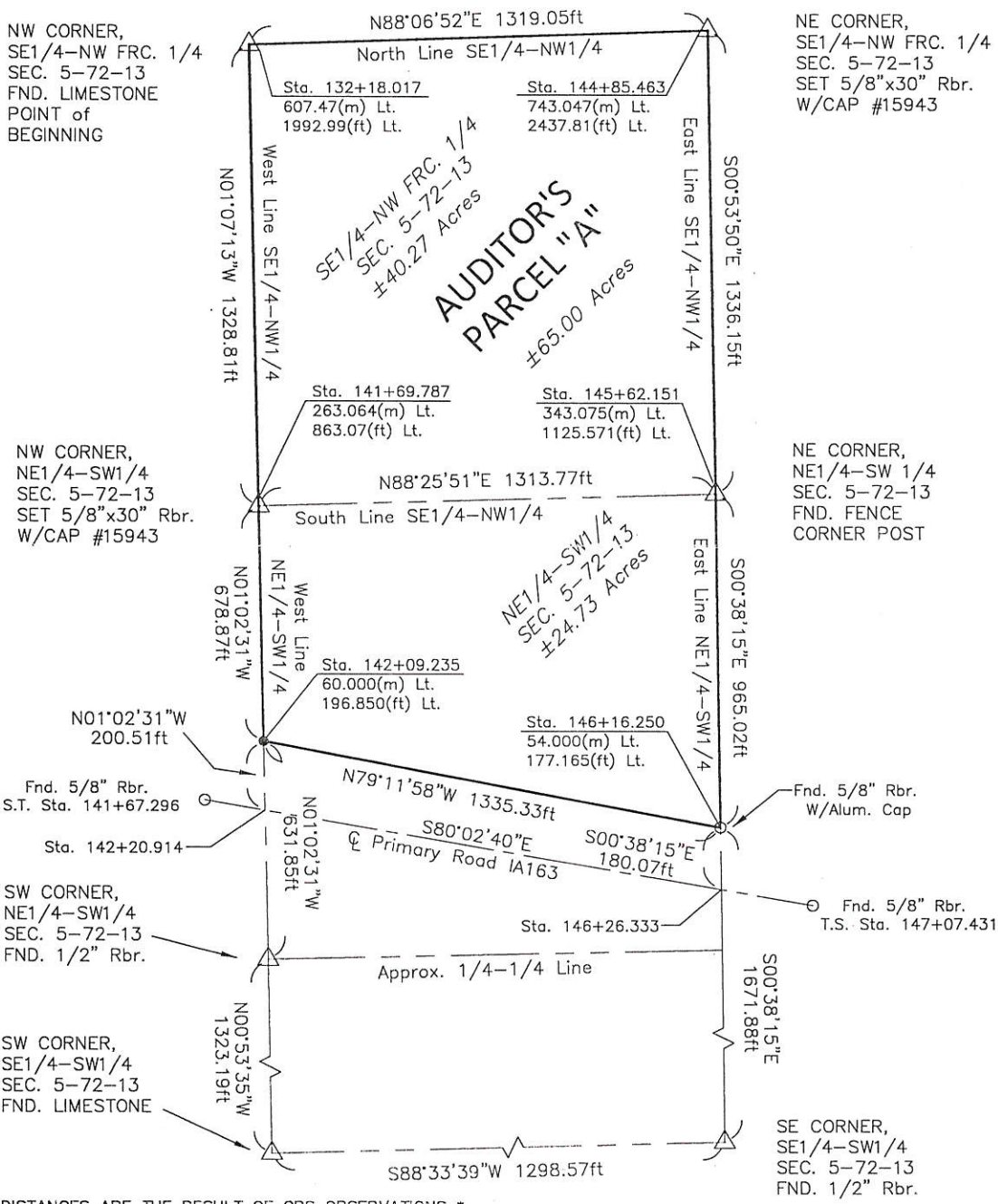
Prepared by: French-Reneker-Associates, Inc.
Surveyor: Jason C. Hull

1501 S. Main St.
Fairfield, Iowa 52556

Phone: (641) 472-5145

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

COUNTY WAPELLO STATE CONTROL NO. _____
PROJECT NO. NHSN-063-2(64)--2R-90 PARCEL NO. 13 Seq 1
SECTION 5 TOWNSHIP 72N RANGE 13W
ACQUIRED FROM MARGUERITE IRENE KHOLEIF AREA _____
EXCESS PARCEL ±65.00 Acres ACCESS CONTROL _____

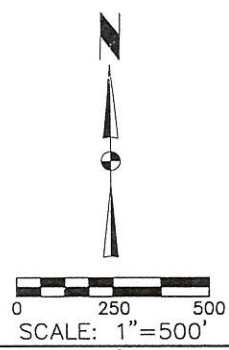


Handwritten notes: 127, 10034, 1-16, bot

* 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 10-14-14
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: 1 - 3



LEGEND:	FOUND MONUMENT (AS NOTED)..... ○	SET 5/8"x30" REBAR W/ORANGE PLASTIC CAP #15943..... ●	FRENCH-RENEKER-ASSOCIATES, INC. A Fairfield, Iowa Engineers & Surveyors
	SECTION CORNER..... △		
	Drawn By: JCH	Date: 10-6-14	
	Project No. 14-048	SHEET 1 OF 3	

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 "A"

COUNTY	WAPELLO	STATE CONTROL NO.	-----		
PROJECT NO.	NHSN-063-2(64)--2R-90	PARCEL NO.	13		
SECTION	5	TOWNSHIP	72N	RANGE	13W
ACQUIRED FROM	MARGUERITE IRENE KHOLEIF	AREA	-----		
EXCESS PARCEL	±65.00 Acres	ACCESS CONTROL	-----		

This plat of survey is a true and correct representation of the field of a survey performed under my direct supervision on August 21, 2014, for the purpose of locating and marking the following described parcel of land, to-wit:

AUDITOR'S PARCEL "A"

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

Beginning at the Northwest Corner of the Southeast Quarter of the Northwest Fractional Quarter of said Section 5; thence North 88 degrees 06 minutes 52 seconds East along the north line of said Southeast Quarter of the Northwest Fractional Quarter a distance of 1319.05 feet to the east line of said Southeast Quarter of the Northwest Fractional Quarter; thence South 00 degrees 53 minutes 50 seconds East along said east line a distance of 1336.15 feet to the south line of said Southeast Quarter of the Northwest Fractional Quarter; thence South 00 degrees 38 minutes 15 seconds East along the east line of the Northeast Quarter of the Southwest Quarter of said Section 5 a distance of 965.02 feet; thence North 79 degrees 11 minutes 58 seconds West a distance of 1335.33 feet to the west line of said Northeast Quarter of the Southwest Quarter; thence North 01 degrees 02 minutes 31 seconds West along said west line a distance of 678.87 feet to the south line of the Southeast Quarter of the Northwest Fractional Quarter of said Section 5; thence North 01 degrees 07 minutes 13 seconds West along the west line of said Southeast Quarter of the Northwest Fractional Quarter a distance of 1328.81 feet to the Point of Beginning, containing 65.00 acres, more or less.

Recorded in the STATE LAND OFFICE
27 Page(s) 710
No. 6074
3-9-16

FRENCH-RENEKER-ASSOCIATES, INC. <i>A</i>	
Fairfield, Iowa	Engineers & Surveyors
Drawn By: JCH	Date: 10-6-14
Project No. 14-048	SHEET 2 OF 3

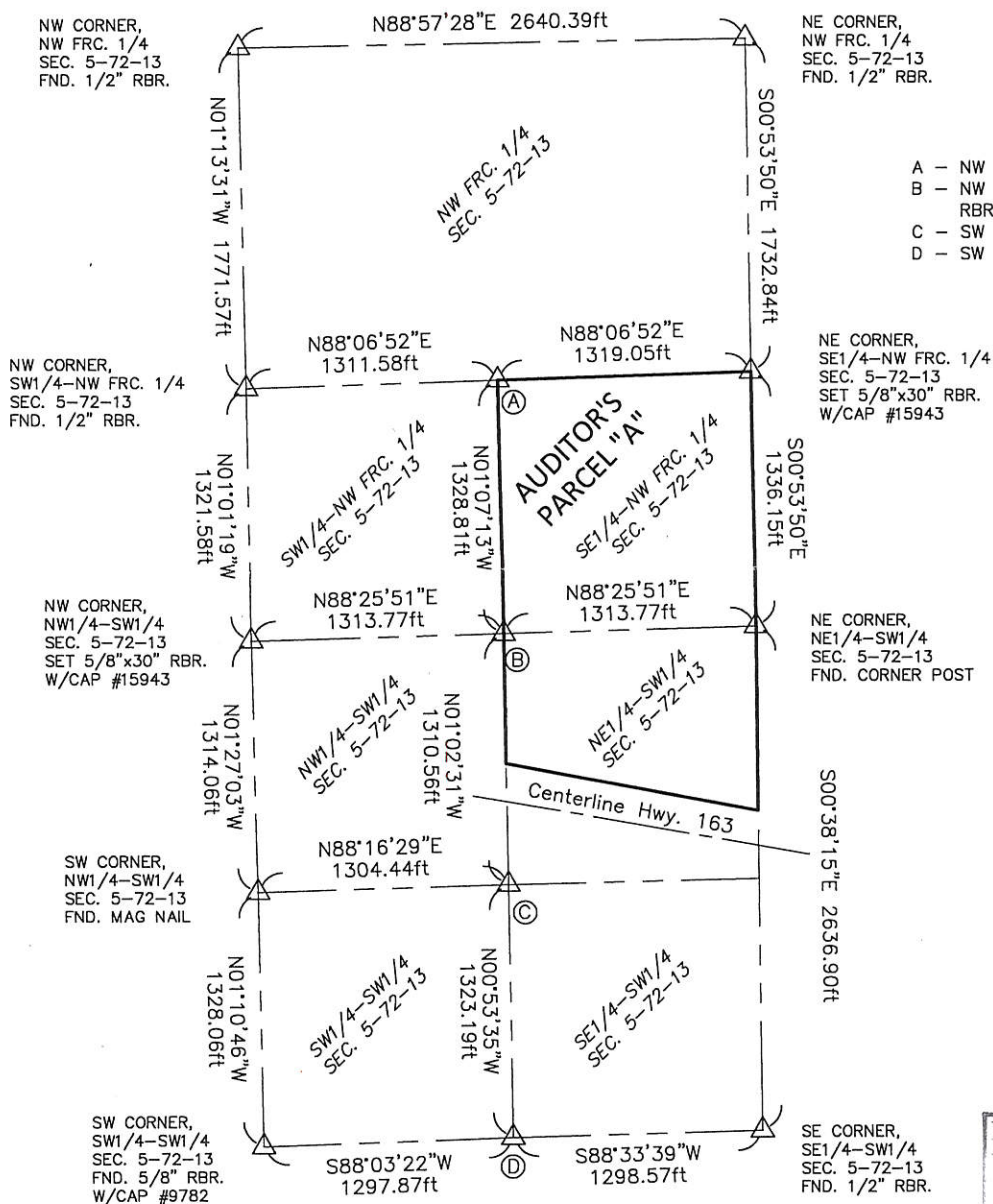
Prepared by: French-Reneker-Associates, Inc.
 Surveyor: Jason C. Hull

1501 S. Main St.
 Fairfield, Iowa 52556

Phone: (641) 472-5145

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

COUNTY WAPELLO STATE CONTROL NO. -----
 PROJECT NO. NHSN-063-2(64)--2R PARCEL NO. 13
 SECTION 5 TOWNSHIP 72N RANGE 13W
 ACQUIRED FROM MARGUERITE IRENE KHOLEIF AREA -----
 EXCESS PARCEL ----- ACCESS CONTROL -----

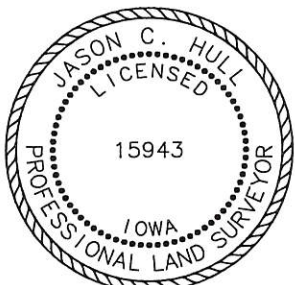


SECTION CORNER TABLE KEY

- A - NW CORNER, SE1/4-NW FRC. 1/4 - FND. LIMESTONE
- B - NW CORNER, NE1/4-SW1/4 - SET 5/8"x30" RBR. W/CAP #15943
- C - SW CORNER, NE1/4-SW1/4 - FND. 1/2" RBR.
- D - SW CORNER, SE1/4-SW1/4 - FND. LIMESTONE

Recorded in the STATE LAND OFFICE
 27 Page(s) 711
 6074
 3-9-16

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



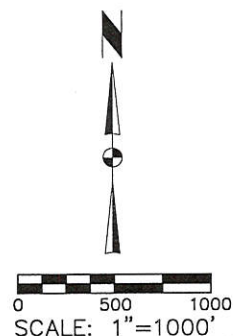
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Jason C. Hull 10-14-14
 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: This Sheet



LEGEND:

SECTION CORNER..... \triangle

FRENCH-RENEKER-ASSOCIATES, INC.
 Fairfield, Iowa Engineers & Surveyors
 Drawn By: JCH Date: 10-6-14
 Project No. 14-048 SHEET 3 OF 3