

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: City of Clinton, Iowa, 611 South 3<sup>rd</sup> St., PO Box 2958, Clinton, IA 52732

# State of Iowa

## OFFICE OF THE SECRETARY OF STATE

Patent No. 6076  
**STATE LAND OFFICE**

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **City of Clinton, Iowa**, real estate in **Clinton** County, Iowa, and more particularly described as follows:

A parcel of land within Lot 8 of Koon's Second Addition to the City of Clinton, Clinton County, Iowa, said parcel being shown on Acquisition Plat Exhibit "A" (Sheet 1 of 1) attached hereto and by reference made a part hereof, more particularly described as follows:

Commencing at the northerly most corner of said Lot 8; thence South 43°44'37" East along the northeasterly line of said Lot 8 a distance of 29.35 feet to the presently established southeasterly right-of-way line of Camanche Avenue and the Point of Beginning; thence continuing South 43°44'37" East along said northeasterly line 123.26 feet to the northwesterly right-of-way line of an alley; thence South 46°30'38" West along said northwesterly right-of-way line 45.00 feet to the northeasterly line of Lot 9 of said Koon's Second Addition; thence North 43°44'37" West along said northeasterly line 105.42 feet; thence North 08°45'10" West, 21.53 feet to said southeasterly right-of-way line; thence North 46°14'50" East, 32.65 feet to the Point of Beginning, containing 5,433 square feet, more or less.

**Basis of Bearing:** The northeasterly line of Lot 8 is assumed to bear South 43°44'37" East.

Direct access between the above described parcel of land and U.S. 30/Camanche Avenue will be prohibited.

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 28<sup>th</sup> 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 125 in the State Land Office.

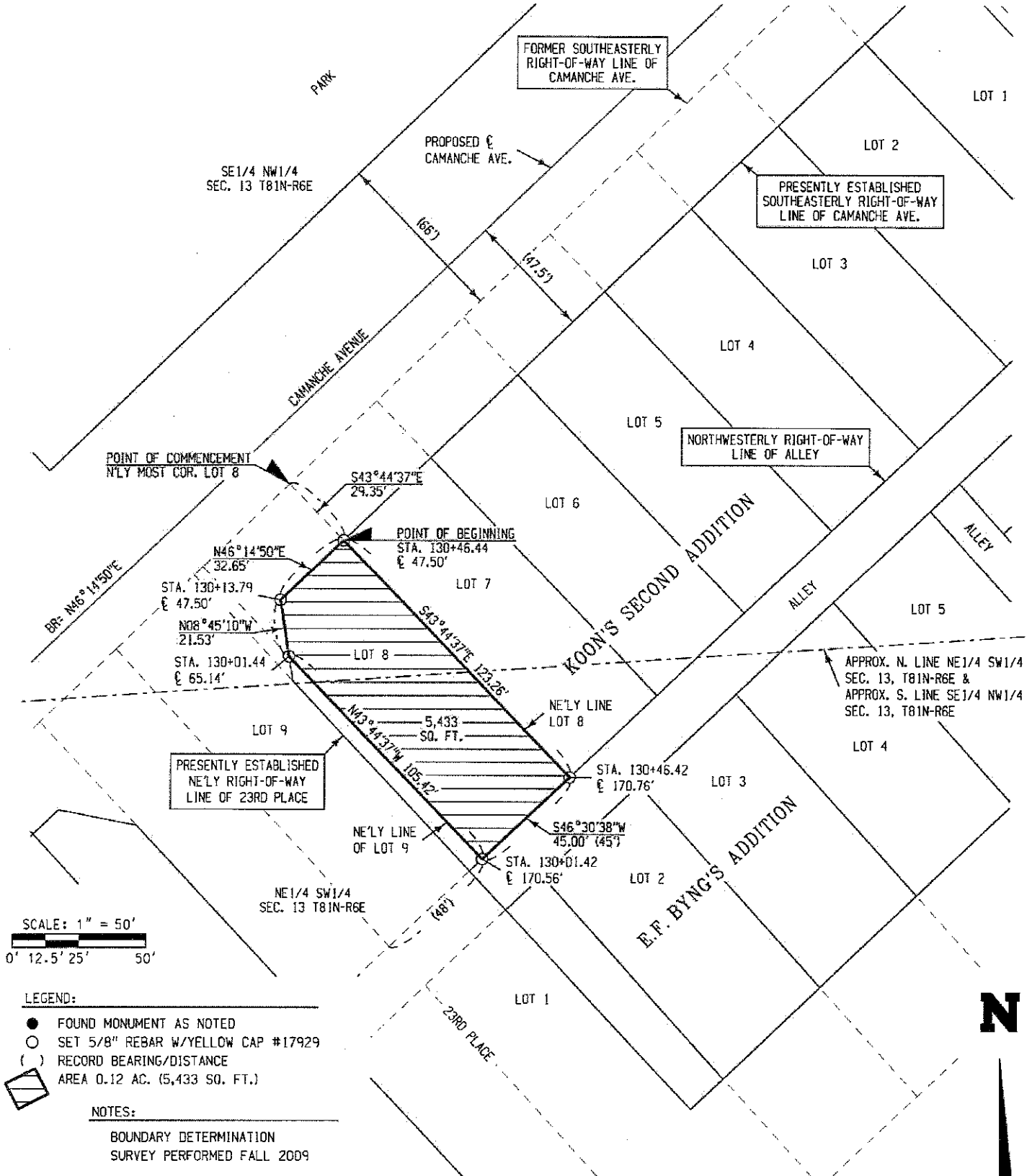
  
Paul D. Pate, Iowa Secretary of State

Iowa Department of Transportation

ACQUISITION PLAT  
EXCESS RIGHT-OF-WAY  
EXHIBIT "A" 1 OF 1

COUNTY CLINTON STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. NHSX-30-9(123)--3H-23 PARCEL NO. 225S  
 SECTION 13 TOWNSHIP 81N RANGE 6E  
 ROW-FEE \_\_\_\_\_ SQ FT EASE \_\_\_\_\_ AC EXCESS-FEE 5,433 SQ FT  
 ACCESS RIGHTS \_\_\_\_\_  
 ACQUIRED FROM WILBUR T. SNODGRASS

CITY OF CLINTON



SCALE: 1" = 50'  
 0' 12.5' 25' 50'

- LEGEND:
- FOUND MONUMENT AS NOTED
  - SET 5/8" REBAR W/YELLOW CAP #17929
  - ( ) RECORD BEARING/DISTANCE
  - ▨ AREA 0.12 AC. (5,433 SQ. FT.)
- NOTES:

BOUNDARY DETERMINATION  
 SURVEY PERFORMED FALL 2009

PROPERTY ACQUIRED BY WARRANTY  
 DEED 9/24/10 FOR PROJECT  
 NHSX-30-9(123)--3H-23  
 2227 CAMANCHE AVENUE, CLINTON, IA



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 Professional Land Surveyor under the laws of the State of Iowa.

*Jeffrey R. Hutton* 2/19/16  
 JEFFREY R. HUTTON LICENSE NO. 17929 DATE

My license is subject to renewal on December 31, 2017.  
 This certification applies only to the page upon which it appears.







8 0 1 4 8 9 0  
Tx:4011592

2010-07618  
STEVE MANGAN  
CLINTON COUNTY RECORDER  
CLINTON, IA  
RECORDED ON  
10/04/2010 11:16:54 AM  
REC FEE: 24.00  
REV STAMP FEE: 82.40



Prepared by: Treva T. Petersen, Office of Right of Way, IDOT, 800 Lincoln Way, Ames, IA 50010, 515-239-1269  
Return to: Treva T. Petersen, Office of Right of Way, IDOT, 800 Lincoln Way, Ames, IA 50010, 515-239-1269  
Address Tax  
Statements: Property Management Supervisor, Office of Right of Way, IDOT, 800 Lincoln Way, Ames, IA 50010-6993

## WARRANTY DEED

For the consideration of FIFTY-TWO THOUSAND AND NO/100----(\$52,000.00)----  
DOLLARS and other valuable consideration in hand paid by Iowa Department of  
Transportation, **WILBUR T. SNODGRASS (also known as Wilbur Snodgrass and as  
Wilbur Timothy Snodgrass)**, a single person, does hereby convey to the **STATE OF  
IOWA** the following described real estate in Clinton County, Iowa:

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

Lot Eight (8) in Block One (1) in Koon's Second Addition to the City of  
Clinton, Clinton County, Iowa.

Locally known as 2227 Camanche Avenue, Clinton, Iowa.

This deed is given in fulfillment of a certain Purchase Agreement dated July 26, 2010, and  
recorded in the Clinton County Recorder's Office on August 9, 2010, as Instrument No.  
2010-05708, except for 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.

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.

Clinton County Project No. NHSX-30-9(123)--3H-23  
Wilbur T. Snodgrass (Parcel No. 225-Supplemental)

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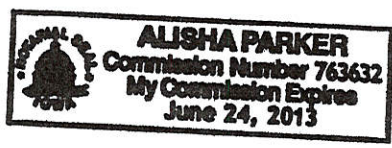
Recorded in the STATE LAND OFFICE	
Vol. <u>27</u>	Page(s) <u>715</u>
Patent No. <u>6076</u>	
Date <u>3-25-16</u>	

Dated 9/24, 2010.

Wilbur T. Snodgrass  
Wilbur T. Snodgrass (Sign in Ink as Name is Typed)

STATE OF IOWA, COUNTY OF CLINTON, ss:

This instrument was acknowledged before me on Sept. 24, 2010, by Wilbur T. Snodgrass.



Alisha Parker (Sign in Ink)  
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

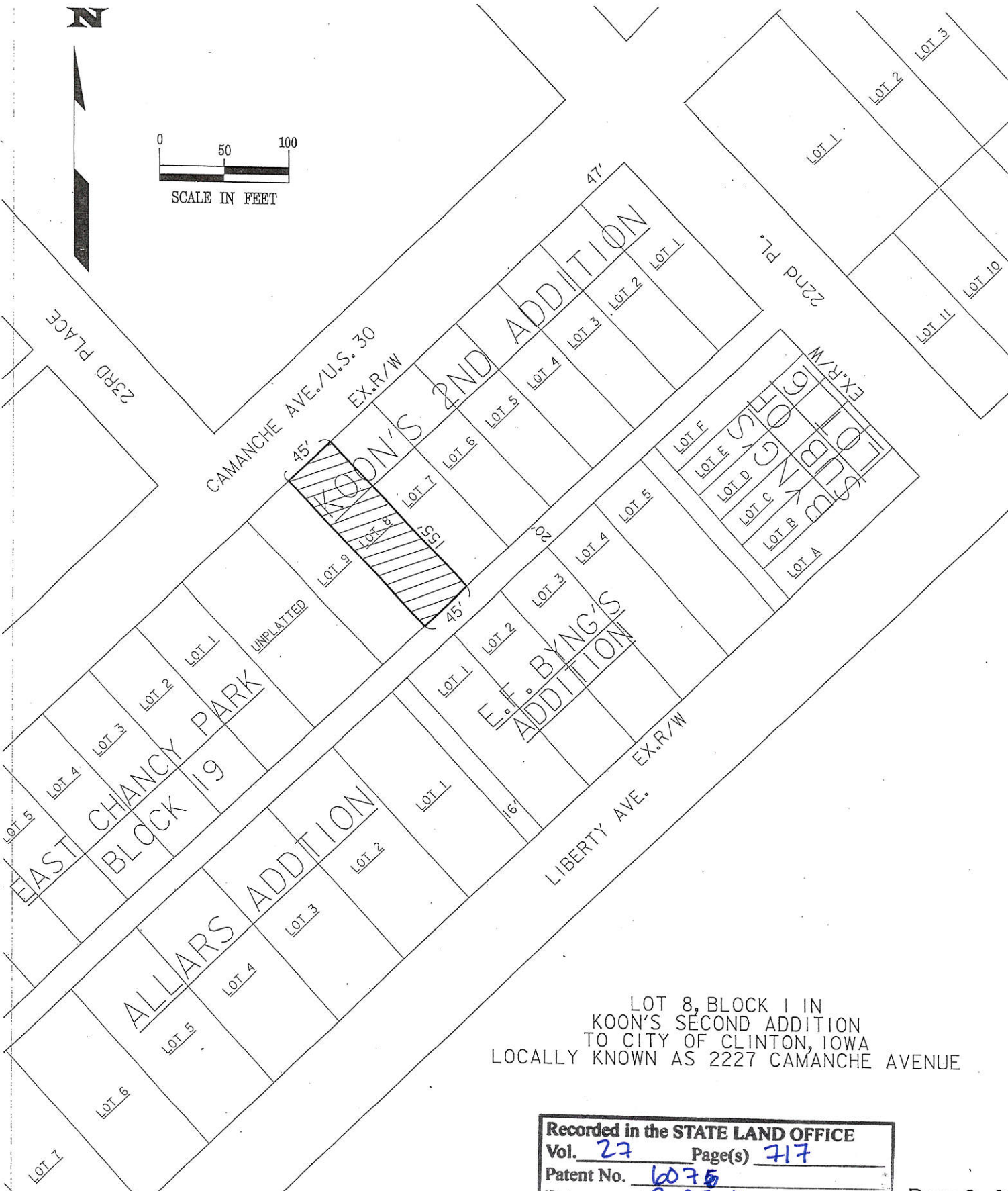
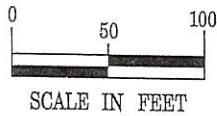
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Patent No. 6076  
Date 3-25-16



IOWA DEPARTMENT OF TRANSPORTATION  
 GRAPHIC EXHIBIT "A"



COUNTY CLINTON STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. NHSX-30-9(123)--3H-23 PARCEL NO. 225- SUPPLEMENTAL  
 SECTION 13 TOWNSHIP 81N RANGE 6E  
 ROW-FEE TOTAL \_\_\_\_\_ AC, EASE \_\_\_\_\_ AC, BORROW \_\_\_\_\_ AC, EXCESS-FEE \_\_\_\_\_ AC  
 ACQUIRED ACCESS RIGHTS FROM STA. \_\_\_\_\_ TO STA. \_\_\_\_\_ MAIN LINE \_\_\_\_\_ SIDE  
 ACQUIRED ACCESS RIGHTS FROM STA. \_\_\_\_\_ TO STA. \_\_\_\_\_ SIDE ROAD \_\_\_\_\_ SIDE  
 ACQUIRED FROM WILBUR T. SNODGRASS



LOT 8, BLOCK 1 IN  
 KOON'S SECOND ADDITION  
 TO CITY OF CLINTON, IOWA  
 LOCALLY KNOWN AS 2227 CAMANCHE AVENUE

Recorded in the STATE LAND OFFICE  
 Vol. 27 Page(s) 717  
 Patent No. 6075  
 Date 3-25-16