

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 3rd St., PO Box 2958, Clinton, IA 52732

State of Iowa

OFFICE OF THE SECRETARY OF STATE

Patent No. 6077

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 2 in Block 19 in East Chancy Park within 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 2; thence South 42°36'43" East along the northeasterly line of said Lot 2 a distance of 29.01 feet to the presently established southeasterly right-of-way line of Camanche Avenue and the Point of Beginning; thence continuing South 42°36'43" East along said northeasterly line 122.31 feet to the northwesterly right-of-way line of an alley; thence South 46°30'38" West along said northwesterly right-of-way line 50.01 feet; thence North 42°36'43" West along the southwesterly line of said Lot 2 a distance of 122.08 feet to said southeasterly right-of-way line; thence North 46°14'50" East, 50.01 feet to the Point of Beginning, containing 6,110 square feet, more or less.

Basis of Bearing: The northeasterly line of Lot 2 in Block 19 in East Chancy Park is assumed to bear South 42°36'43" 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.

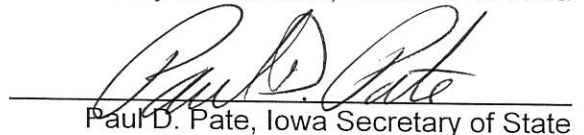
CONDITIONS: Authority and consideration for issuance of this patent are stated in the certificate of the **Right of Way Director of the Iowa Department of Transportation** filed with the State Land Office as provided in *Iowa Code* Section 9G.6. This conveyance is subject to the conditions imposed by *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 25th 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 126 in the State Land Office.

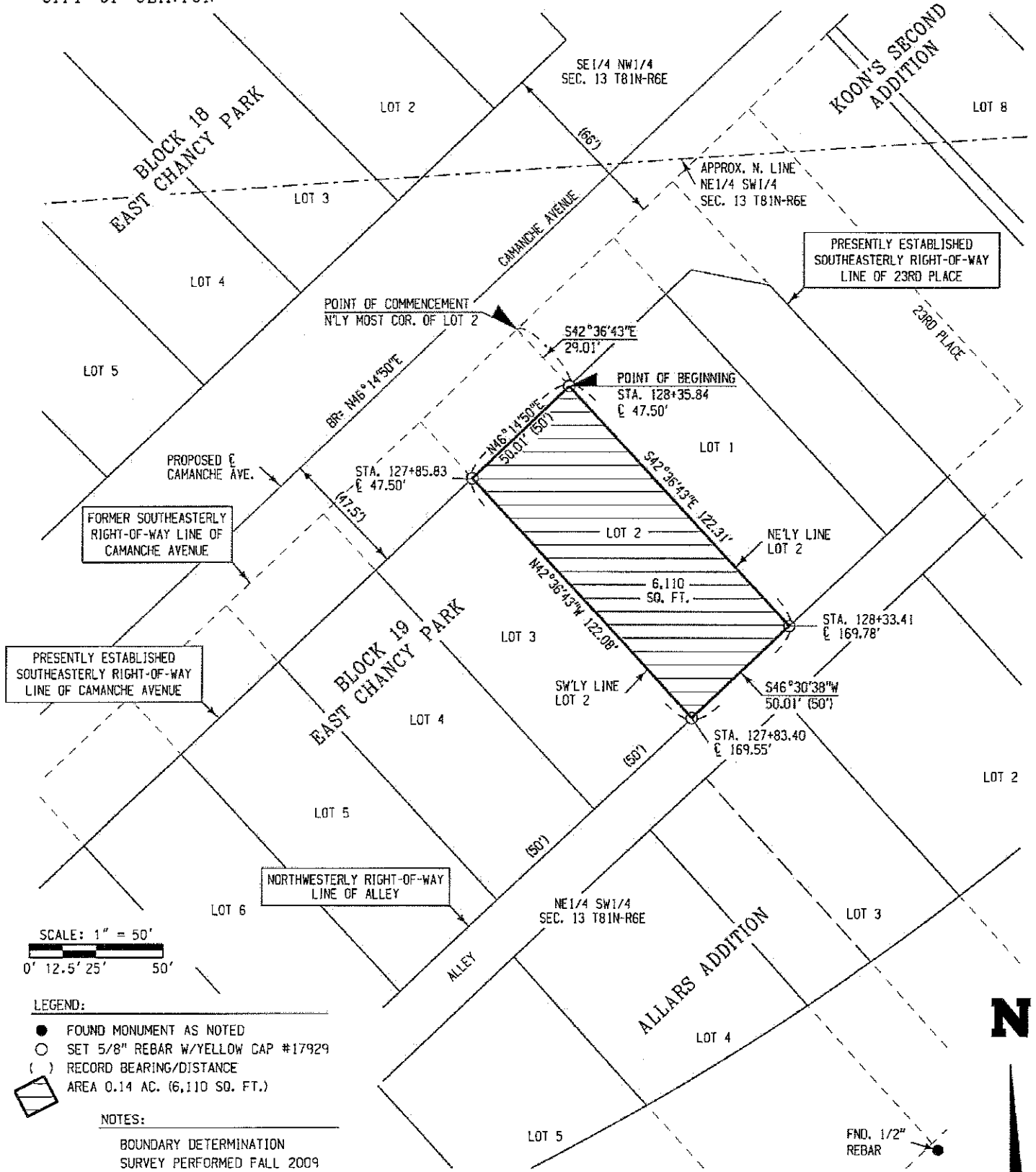

Paul D. Pate, Iowa Secretary of State

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. 229
 SECTION 13 TOWNSHIP 81N RANGE 6E
 ROW-FEE _____ SQ FT EASE _____ AC EXCESS-FEE 6,110 SQ FT
 ACCESS RIGHTS _____
 ACQUIRED FROM TLC PROPERTIES, INC.

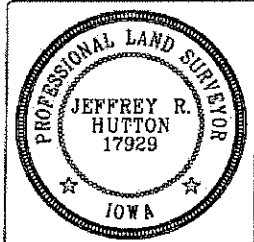
CITY OF CLINTON



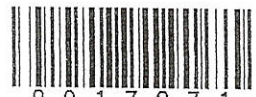
LEGEND:
 ● FOUND MONUMENT AS NOTED
 ○ SET 5/8" REBAR W/YELLOW CAP #17929
 () RECORD BEARING/DISTANCE
 □ AREA 0.14 AC. (6,110 SQ. FT.)

NOTES:
 BOUNDARY DETERMINATION SURVEY PERFORMED FALL 2009

PROPERTY ACQUIRED BY WARRANTY DEED 11/9/10 FOR PROJECT NHSX-30-9(123)--3H-23 2307 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 8/18/15
 JEFFREY R. HUTTON LICENSE NO. 17929 DATE
 My license is subject to renewal on December 31, 2015.
 This certification applies only to the page upon which it appears.



8 0 1 7 3 7 1
Tx:4013268

2010-09120
STEVE MANGAN
CLINTON COUNTY RECORDER
CLINTON, IA
RECORDED ON
11/22/2010 12:08:50 PM
REC FEE: 24.00
REV STAMP FEE: 74.40



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

WARRANTY DEED (CORPORATE GRANTOR)

For the consideration of FORTY-SEVEN THOUSAND AND NO/100----(\$47,000.00)---- DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, **TLC PROPERTIES, INC.**, a corporation organized and existing under the laws of the State of Louisiana, 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 2 in Block 19 in East Chancy Park within the City of Clinton, Clinton County, Iowa.

Locally known as 2307 Camanche Avenue, Clinton, Iowa.

This deed is given in fulfillment of a certain Total Purchase Agreement dated August 16, 2010, and recorded in the Clinton County Recorder's Office on August 23, 2010, as Instrument No. 2010-06111, 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.

The corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

Clinton County Project No. NHSX-30-9(123)--3H-23
TLC Properties, Inc. (Parcel No. 229)

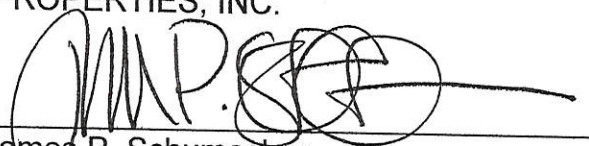
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Patent No. <u>6073</u>	
Date <u>3-25-10</u>	

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated November 9, 2010.

TLC PROPERTIES, INC.

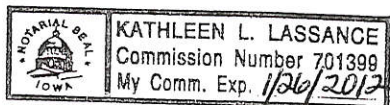
By: 
James P. Schumacher
Vice President and General Manager

STATE OF IOWA, COUNTY OF DUBUQUE, ss:

This instrument was acknowledged before me on November 9, 2010, by James P. Schumacher, as Vice President and General Manager of TLC Properties, Inc.

Kathleen L Lassance (Sign in Ink)
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)



Clinton County Project No. NHSX-30-9(123)--3H-23
TLC Properties, Inc. (Parcel No. 229)

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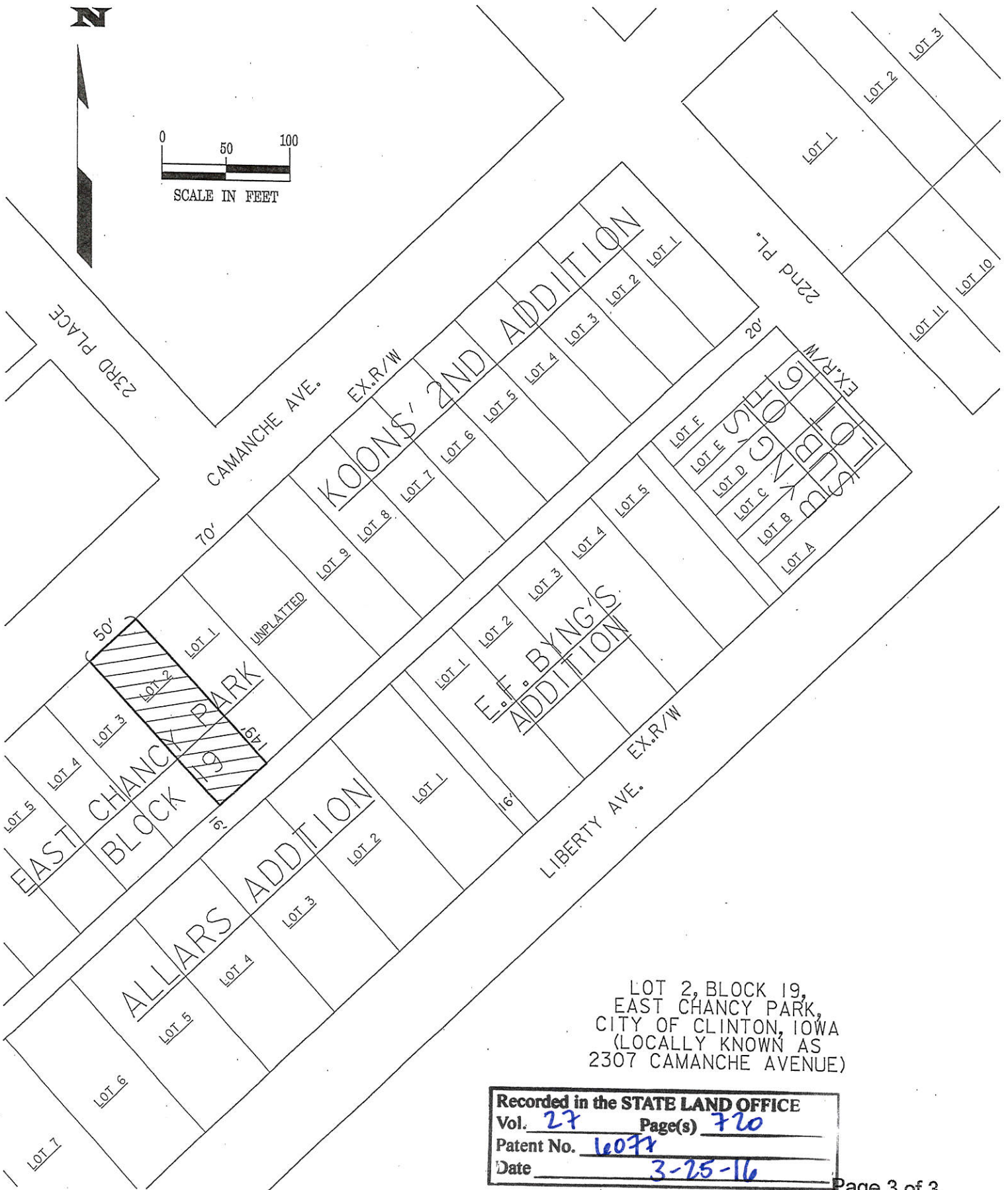
Recorded in the STATE LAND OFFICE	
Vol. <u>27</u>	Page(s) <u>719</u>
Patent No. <u>6077</u>	
Date <u>3-25-16</u>	

IOWA DEPARTMENT OF TRANSPORTATION
CORRECTED GRAPHIC EXHIBIT "A"



COUNTY CLINTON STATE CONTROL NO. _____
 PROJECT NO. NHSX-30-9(123)--3H-23 PARCEL NO. 229
 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 TLC PROPERTIES, INC.

CITY OF CLINTON, IOWA



LOT 2, BLOCK 19,
EAST CHANCY PARK,
CITY OF CLINTON, IOWA
(LOCALLY KNOWN AS
2307 CAMANCHE AVENUE)

Recorded in the STATE LAND OFFICE
 Vol. 27 Page(s) 720
 Patent No. 16077
 Date 3-25-16