

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: Paul L. Rees and Cynthia R. Rees, 1601 230<sup>th</sup> Street, Moorland, IA 50566

# State of Iowa

## OFFICE OF THE SECRETARY OF STATE

Patent No. 6082

### STATE LAND OFFICE

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Paul L. Rees and Cynthia R. Rees as joint tenants with full rights of survivorship and not as tenants in common**, real estate in **Webster County, Iowa**, and more particularly described as follows:

A parcel of land partly in the NE¼ of the NWFr.¼ and partly in the SE¼ of the NWFr.¼ all in Section 7, T88N, R29W of the 5th P.M., Webster County, Iowa identified as Parcel "B" on Plat of Survey, Exhibit "A", attached hereto, which by this reference is made a part hereof, more particularly described as follows:

Commencing at the NW corner of the NE¼ of the NW Fr.¼ of said Section 7; thence S00°15'20"W, 326.75 feet on the west line of said NE¼ of the NW Fr.¼ of said Section 7 to the Point of Beginning; thence continuing S00°15'20"W, 994.54 feet on said west line to the SW Corner of said NE¼ of the NW Fr.¼; thence S 00°46'44"W, 67.08 feet on the west line of the SE¼ of the NW Fr.¼ of said Section 7; thence S72°42'46"E, 203.71 feet to the existing northerly right of way of former Primary Road No. US 20; thence N58°45'37"E, 1080.60 feet on said northerly right of way line; thence N53°02'58"E, 28.81 feet on said northerly right of way line; thence N86°33'48"W, 316.27 feet; thence N70°41'45"W, 131.89 feet; thence N49°25'34"W, 607.45 feet; thence N69°42'08"W 250.05 feet to the Point of Beginning, containing 14.39 acres.

(continued on next page)

**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 31<sup>st</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 131 in the State Land Office.

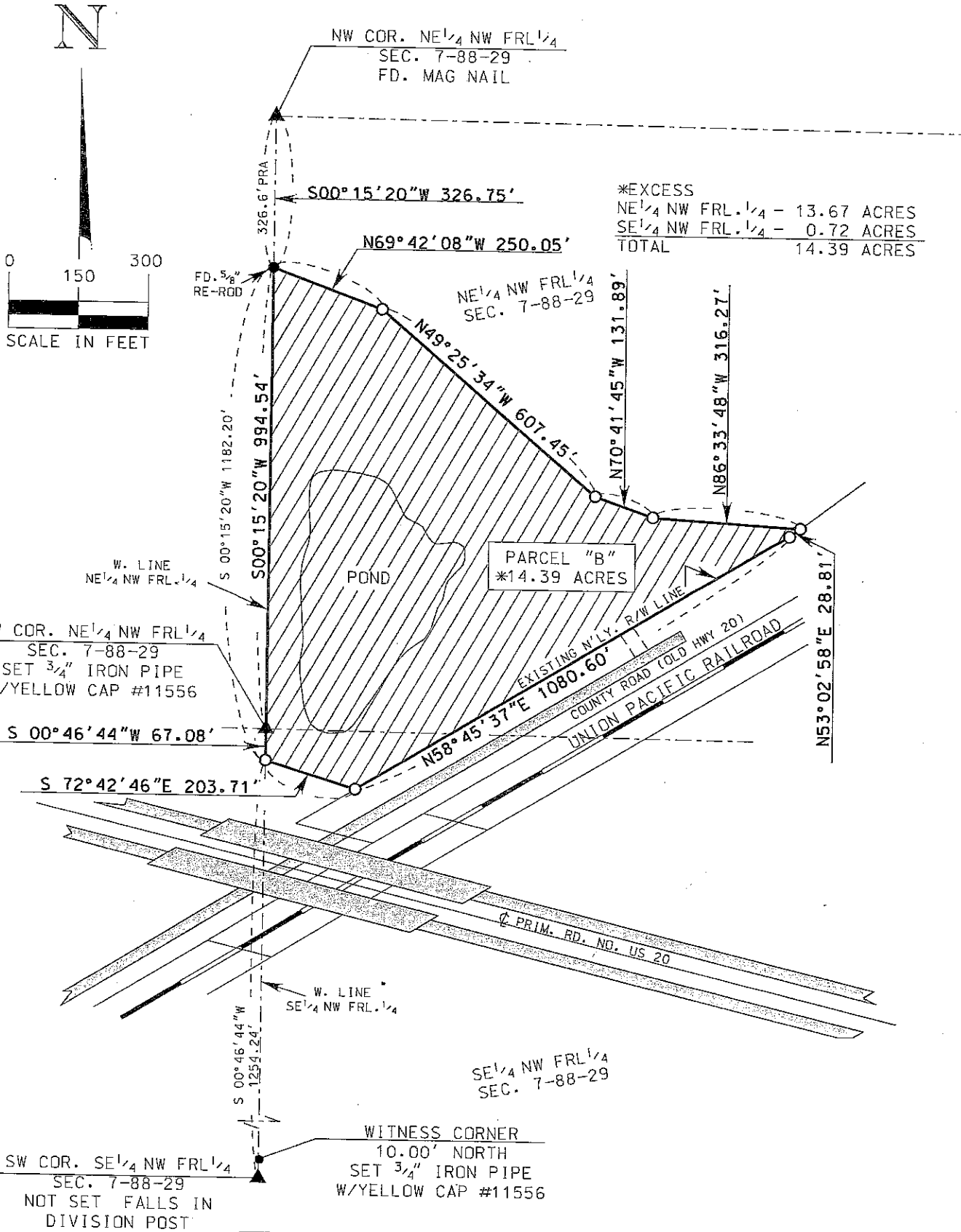
  
Paul D. Pate, Iowa Secretary of State

PLAT OF SURVEY  
EXHIBIT "A"

COUNTY WEBSTER STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. NHSN-20-3(92)--2R-94 PARCEL NO. 632A  
 SECTION 7 TOWNSHIP 88N RANGE 29W  
 ROW - FEE \_\_\_\_\_ AC, EASE \_\_\_\_\_ AC, EXCESS - FEE \*14.39 AC  
 ACQUIRED FROM \_\_\_\_\_

SOLD TO: Clarence Katnik  
 COUNTY AUDITOR PARCEL DESIGNATION "B"

○-SET 5/8" RE-ROD W/ALUM. CAP #11556  
 UNLESS OTHERWISE LABELED  
 PRA = PREVIOUSLY RECORDED AS



PROFESSIONAL LAND SURVEYOR

JOHN R. POPELKA  
11556

IOWA

I hereby certify that this land surveying document is in accordance with a survey made by me or under my direct personal supervision in April, 2014.

*John R. Popelka* 5/6/2015  
 John R. Popelka Lic. No. 11556 Dated  
 My license renewal date is December 31, 2016  
 Number of sheets covered by this seal is one

4-80-29

REAL ESTATE TRANSFER TAX PAID 0050
104 <sup>80</sup> STAMP #
BY R. COSGROVE
ORDER
JAN 16 2007
TE
WEBSTER COUNTY

INSTRUMENT NO. 2007-0318  
 WEBSTER COUNTY, IOWA  
 FILED FOR RECORD  
 JAN 16 2007 AT 11:20 A.M.  
 JUDY H. COSGROVE, RECORDER  
 BY [Signature]  
 Recording Fee \$ 15.00  
 Auditor's Transfer Fee \$ 5.00  
 Charges \$ 1.00  
 E Com 100



Preparer Information:  
Address Tax Statements:

Belinda H. Merritt, Office of Right of Way, 800 Lincoln Way, Ames, Iowa 50010, 515-239-1217  
Property Management Supervisor, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010

**WARRANTY DEED**

For the consideration of Sixty-six thousand and no/100—(\$66,000.00)——Dollars and other valuable consideration in hand paid by Iowa Department of Transportation, CLARENCE KATNIK, single, does hereby convey to the STATE OF IOWA, real estate in Webster County, Iowa:

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

A parcel of land partly in the NE¼ of the NWFr¼ and partly in the SE¼ of the NWFr¼ of Section 7, T88N, R29W of the 5th P.M., Webster County, Iowa as shown on Acquisition Plat, Exhibit 'A', attached hereto, which by this reference is made a part hereof.

Commencing at the NW corner of the NE¼ of the NW Fr¼ of said Section 7; thence S00°15'20"W, 326.75 feet along the West line of said NE¼ of the NW Fr¼ of said Section 7 to the Point of Beginning; thence continuing S00°15'20"W, 1182.20 feet along said West line and the West line of the SE¼ of the NW Fr¼ of said Section 7 to the existing Northerly right of way line of Primary Road No. US 20; thence S76°24'24"E, 70.20 feet on said Northerly right of way line to the existing Northerly County road right of way line; thence N58°45'37"E, 1228.20 feet along said Northerly County road right of way line; thence N53°02'58"E, 28.81 feet along said County road right of way line; thence N86°33'48"W, 316.27 feet; thence N70°41'45"W, 131.89 feet; thence N49°25'34"W, 607.45 feet; thence N69°42'08"W 250.05 feet to the Point of Beginning, containing 14.74 acres.

THE FEE SIMPLE TITLE GRANTED IS TO ACCESS RIGHTS DESCRIBED AS FOLLOWS:

All rights of direct access between Primary Road No. 20 and grantor's property abutting thereon from Sta. 878+67.13 ± (Property Line) to Sta. 879+30.74 ± (Property Line), on the north side.

This conveyance of access shall be binding on grantee, the grantors, their heirs, successors and assignees.

This deed and a certain Easement for Public Highway to Webster County are given in fulfillment of a certain purchase agreement dated November 6, 2006, and recorded in the Webster County Recorder's Office on November 9, 2006, as Instrument 2006-7391, except those terms that survive the execution of this document.

The additional amount of \$10,980.00, as agreed to by purchase agreement, is paid as \$6,440.00 consideration on a certain Easement to Webster County and \$4,540.00 severance damages to the remaining property and is not subject to real estate transfer tax.

Filed in the STATE LAND OFFICE  
 and in the STATE LAND OFFICE  
 27 Page(s) 135  
 1082  
 3-20-16

Webster County Project No. NHSN-20-3(92)—2R-94  
Clarence Katnik (Parcel 632A)

STATE OF IOWA }  
 Webster County }  
 Entered for Taxation }  
 JAN 17 2007  
 [Signature]  
 AUDITOR  
 [Signature]  
 DEPUTY

AUD

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.

Dated January 4, 2007. (SIGN IN INK)

Clarence Katnik  
Clarence Katnik

**NOTARY PLEASE COMPLETE LEFT AND RIGHT SIDES)**

**ALL-PURPOSE ACKNOWLEDGMENT**

STATE OF Iowa, COUNTY OF Webster } ss.  
On this 4<sup>th</sup> day of January, A.D. 2007 before me, the undersigned, a Notary Public in and for said State, personally appeared

Clarence Katnik

           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)

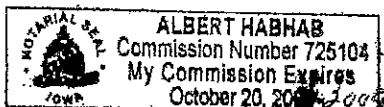
Albert Habhab (Sign in Ink)  
Albert Habhab (Print/Type Name)  
Notary Public in and for the State of

**CAPACITY CLAIMED BY SELLER:**

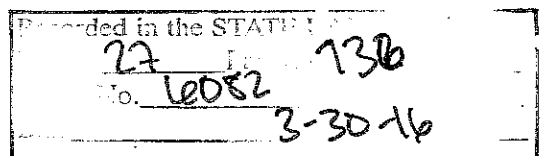
- INDIVIDUAL
- CORPORATE
- Titles of Corporate Officer(s):
- Corporate Seal is affixed
- No Corporate Seal procured
- PARTNERSHIP: Limited  General
- ATTORNEY-IN-FACT
- EXECUTOR(s) or TRUSTEE(s)
- GUARDIAN(s) or CONSERVATOR(s)
- OTHER:

**SELLER IS REPRESENTING:**

Names of entity(ies) or person(s)



Webster County Project No. NHSN-20-3(92)—2R-94  
Clarence Katnik (Parcel 632A)



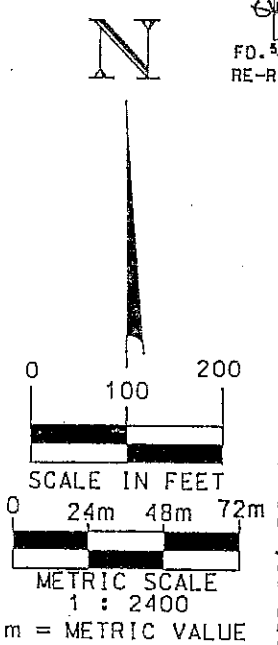
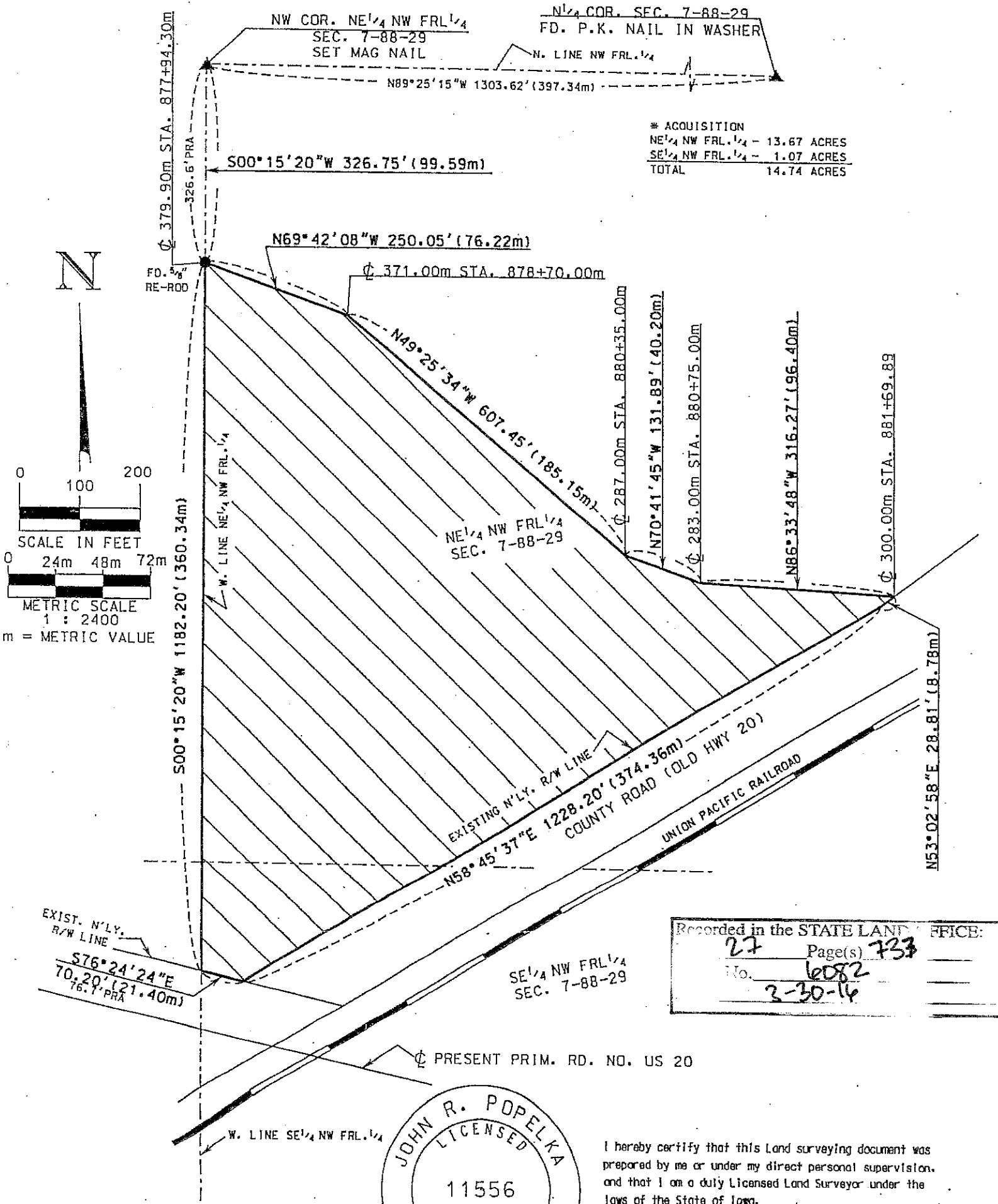
DEPARTMENT OF TRANSPORTATION



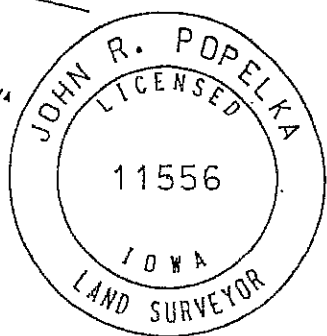
ACQUISITION PLAT  
EXHIBIT "A"

COUNTY WEBSTER STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. NHSN-20-3(92)--2R-94 PARCEL NO. 632A  
 SECTION 7 TOWNSHIP 88N RANGE 29W  
 ROW - FEE \* 14.74 AC. EASE \_\_\_\_\_ AC. QUIT CLAIM \_\_\_\_\_ AC  
 ACQUIRED ACCESS RIGHTS FROM STA. 877+94.30m TO STA. 881+69.89m MAIN LINE NORTH SIDE  
 ACQUIRED ACCESS RIGHTS FROM STA. \_\_\_\_\_ TO STA. \_\_\_\_\_ SIDE ROAD \_\_\_\_\_ SIDE  
 ACQUIRED FROM \_\_\_\_\_

PRA = PREVIOUSLY RECORDED AS



Recorded in the STATE LAND OFFICE:  
 27 Page(s) 733  
 No. 6082  
 3-30-14



I hereby certify that this Land surveying document was prepared 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.

*John R. Popelka*  
 John R. Popelka Lic. No. 11556 Date \_\_\_\_\_  
 My license renewal date is December 31, 2006.

DATE DRAWN jaa 11/8 /2005  
 REVISED jaa 12/28/2006

Webster County  
Rees Patent  
Continued from previous page

Direct access between the above described parcel of land and U.S. 20 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.