

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: Bradley Wardlow & Carol Wardlow, 1701 N. 14<sup>th</sup> St., Centerville, IA 52544

# State of Iowa

## OFFICE OF THE SECRETARY OF STATE

Patent No. 6163

### STATE LAND OFFICE

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Bradley Wardlow, Trustee of Bradley Wardlow Trust dated January 31, 1995, an undivided one-half interest and Carol Wardlow, Trustee of Carol Wardlow Trust, dated January 31, 1995, an undivided one-half interest**, real estate in **Appanoose County, Iowa**, and more particularly described as follows:

#### DESCRIPTION of Tract West of old Railroad Right of Way

A parcel of land located in the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 12, Township 68 North, Range 18 West of the 5<sup>th</sup> P.M., Appanoose Co., Iowa, as shown on the Right of Way Plat, Exhibit "A", attached hereto and by reference made a part thereof.

Commencing at the NW corner of said NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ; thence South, 337.2 feet, along the West line of said NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ; thence S 88 degrees 45  $\frac{1}{2}$  minutes E, 33.0 feet, to the Easterly Right of Way Line of a County Road, the point of beginning; thence South 550.0 feet, along said Right of Way line; thence S 88 degrees 45  $\frac{1}{2}$  minutes E, 692.0 feet, to the Westerly, Right of Way line of the Chicago and Southwestern Railroad; thence Northwesterly, 615.5 feet, along a 2814.9 foot radius curve, concave Northwesterly, having a long chord of 614.3 feet, bearing N 27 degrees 43 minutes E; along said Railroad Right of Way line; thence N 88 degrees 45  $\frac{1}{2}$  minutes W, 977.8 feet, to the point of beginning; Containing 10.7 Acres, more or less. The west line of the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 12, is assumed to bear North and South,

#### Excepting therefrom the following described tract:

Auditor's Parcel "A" being a part of the Northeast Quarter of the Southeast Quarter, of Section 12, Township 68 North, Range 18 West of the 5th Principal Meridian, Appanoose County, Iowa, as shown on the Plat Exhibit "A", attached hereto and by reference made a part hereof and more particularly described as follows:

(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 January, 2017.

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 213 in the State Land Office.

Paul D. Pate, Iowa Secretary of State

Appanoose County  
Wardlow Patent  
Continued from previous page

Commencing at the northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 12; thence South 00 degrees 48 minutes 48 seconds East, a distance of 337.11 feet; thence South 89 degrees 38 minutes 51 seconds East, a distance of 33.01 feet to the Northwest Corner of a tract of land described in deed to The Iowa State Highway Commission recorded on August 30, 1974 in Book 110, Page 336 in the office of the Appanoose County Recorder being the Point of Beginning, thence continuing South 89 degrees 38 minutes 51 seconds East, a distance of 100.00 feet, along the northerly line of said tract; thence South 00 degrees 48 minutes 48 seconds East, a distance of 100.00 feet; thence North 89 degrees 38 minutes 51 seconds West, a distance of 100.00 feet to the westerly line of said tract; thence North 00 degrees 48 minutes 48 seconds West, a distance of 100.00 feet, along said westerly line to the Point of Beginning; containing 0.23 acre, more or less.

NOTE: The westerly line of the Southeast Quarter of said Section 12 is assumed to bear South 00 degrees 48 minutes 48 seconds East.

**Said described remaining tract of land contains 10.47 acres more or less.**

AND

A parcel of land located in the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Sec. 12, T68N, R18W of the 5th P.M., Appanoose County, Iowa, as shown on Right of Way Plat Exhibit "A-1" attached hereto and by reference made a part hereof.

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

Commencing at the East  $\frac{1}{4}$  Corner of said Sec. 12; thence S0°03'E, 577.0 ft. along the east line of the SE  $\frac{1}{4}$  of said Sec. 12; thence N89°01'W, 33.0 ft. to the north line of a certain tract of land described in Book 51, Page 46 in the Office of the Appanoose County Recorder, the Point of Beginning; thence continuing N89°01'W, 299.0 ft. along said north line to the presently established easterly right of way line of the former Chicago Southwestern Railroad now Appanoose County Community-Railroad, Inc.; thence southerly 73.1 ft. along said right of way line along a 2,914.9 ft. radius curve, concave westerly having a long chord of 73.1 ft. bearing S26°30 $\frac{1}{4}$ 'W; thence S89°01'E, 331.7 ft. to the presently established westerly right of way line of Primary Road No. 5; thence N0°03'W, 66.0 ft. along said right of way line to the Point of Beginning; containing 0.48 acre, more or less.

Direct access to IA 5 will be limited to the current access at Sta. 749+35.5.

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).

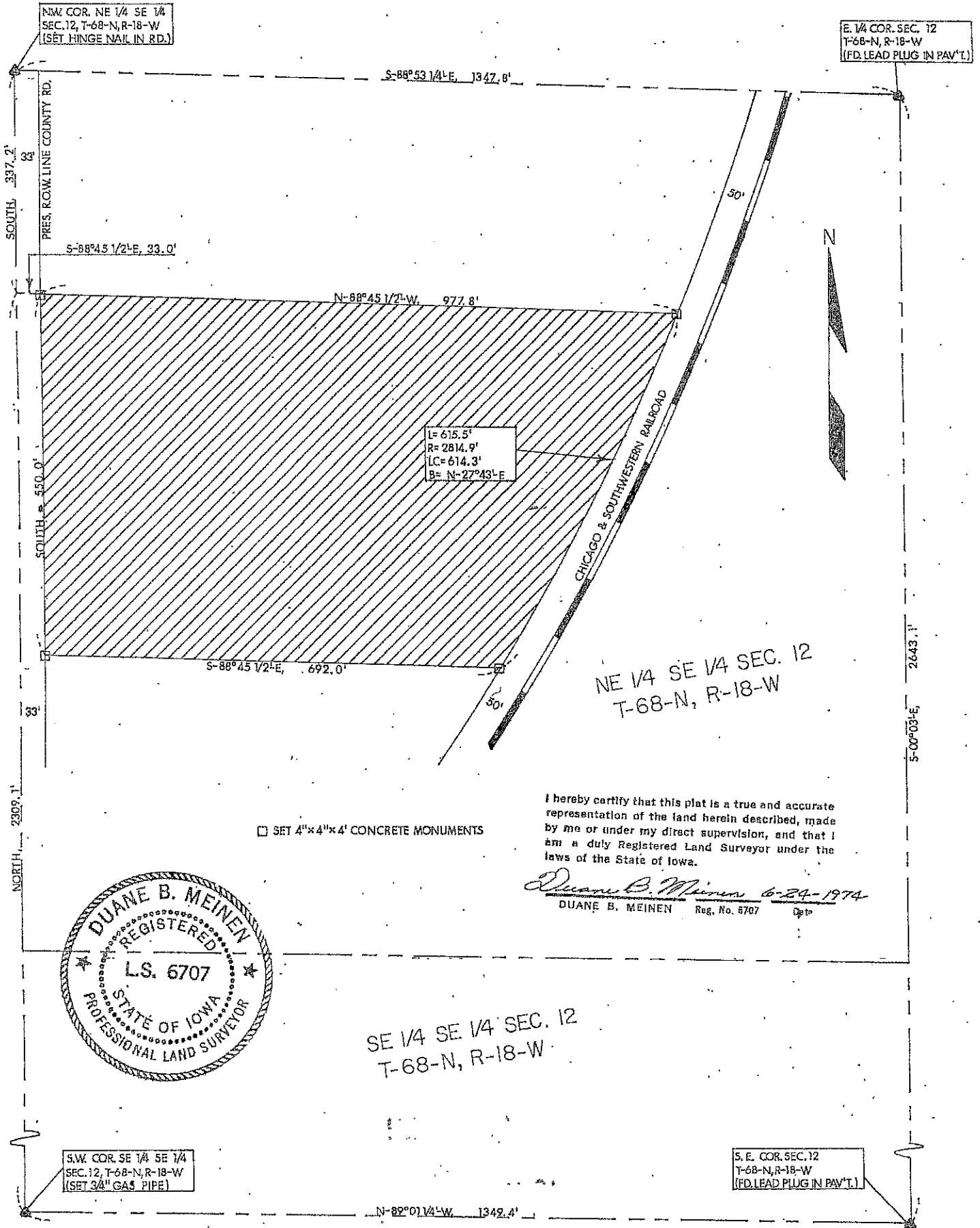
Declaration of Value Filing is not required, as the State of Iowa is the Grantor and exempt from such filing by Section 428A.1 of the Code of Iowa.

# IOWA STATE HIGHWAY COMMISSION

## RIGHT OF WAY PLAT EXHIBIT "A"

COUNTY APPANOOSE STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. BG 9C20 (009)--80-04 PARCEL NO. 2  
 SECTION 12 TOWNSHIP 68 N RANGE 18 W  
 ROW - FEE 10.70 AC, EASE \_\_\_\_\_ AC, EXCESS - FEE \_\_\_\_\_ AC  
 ACQUIRED FROM VERNE L. LOGAN, CENTERVILLE, IOWA (CONTRACT PURCHASER)  
ROY E. MCFARLAND & CECIL F. MCFARLAND (FEE HOLDERS)

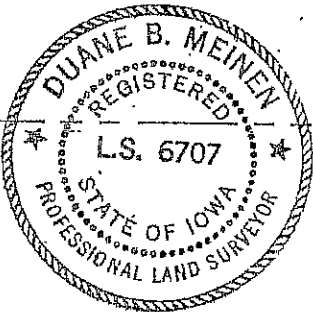
### CENTERVILLE MAINTENANCE SITE



□ SET 4" x 4" x 4" CONCRETE MONUMENTS

I hereby certify that this plat is a true and accurate representation of the land herein described, made by me or under my direct supervision, and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.

*Duane B. Meinen* 6-24-1974  
 DUANE B. MEINEN Reg. No. 6707



SE 1/4 SE 1/4 SEC. 12  
 T-68-N, R-18-W



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Document 2016 2066 Type 06 007 Pages 2  
Date 10/24/2016 Time 11:36 AM  
Rec Amt \$12.00

ENTRY  
COMP  
INDX  
SCAN

Teddy Walker, Recorder  
Appanoose Co. IOWA

City 120  
Mail

Prepared by: Craig J. Steffensmeier c/o Iowa Department of Transportation, 307 W. Briggs Ave., Fairfield, IA 52556 Phone: 800-766-4368

**IOWADOT**  
PLAT OF SURVEY  
AUDITOR'S PARCEL "A"

COUNTY APPANOOSE STATE CONTROL NO. \_\_\_\_\_  
PROJECT NO. BG 9C20 (009)--80-04 PARCEL NO. 2  
SECTION 12 TOWNSHIP 68N RANGE 18W  
ACQUIRED FROM VERNE L. LOGAN, CENTERVILLE, IOWA (CONTRACT PURCHASER)  
ROY E. MCFARLAND & CECIL F. MCFALAND (FEE HOLDERS) AREA  $\pm 0.23$  AC

LEGEND:

○ = SET 5/8" REBAR W/ORANGE PLASTIC CAP #15216

■ = FOUND 4" X 4" X 48" CONCRETE MONUMENT

① = A CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE IOWA STATE HIGHWAY COMMISSION RECORDED ON AUG. 30, 1974 IN BOOK 110, PAGE 336 IN THE OFFICE OF THE APPANOOSE COUNTY RECORDER.

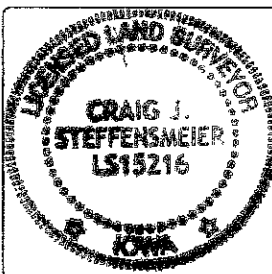
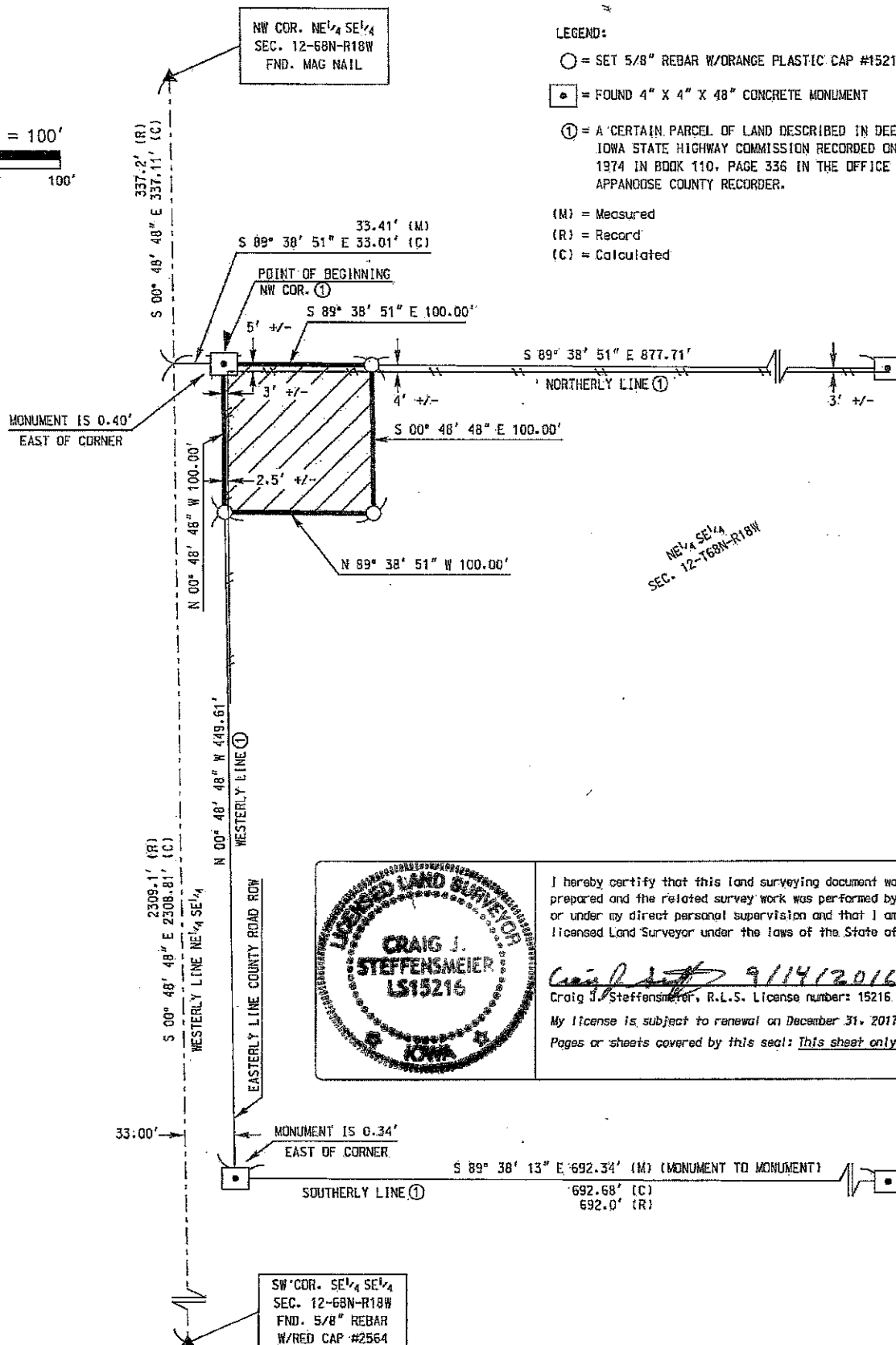
(M) = Measured

(R) = Record

(C) = Calculated



SCALE: 1" = 100'  
0' 25' 50' 100'



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.

*Craig J. Steffensmeier* 9/14/2016  
Craig J. Steffensmeier, R.L.S. License number: 15216  
My license is subject to renewal on December 31, 2017.  
Pages or sheets covered by this seal: This sheet only

BL

