

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: Heritage at Grimes LLC, 1650 SE 37th Street, Grimes, IA 50111

State of Iowa

OFFICE OF THE SECRETARY OF STATE

STATE LAND OFFICE

Patent No. 6180

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Heritage at Grimes LLC**, real estate in **Polk County**, Iowa, and more particularly described as follows:

PARCEL 2016-175

AN IRREGULAR SHAPED PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 32, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE N89°45'32"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, THE EAST LINE OF THE SOUTHEAST QUARTER IS ASSUMED TO BEAR S00°24'17"W FOR THIS DESCRIPTION; THENCE S00°24'17"W PARALLEL WITH AND 33.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 663.58 FEET; THENCE S89°51'14"W, A DISTANCE OF 90.53 FEET; THENCE N00°27'42"E A DISTANCE OF 698.45 FEET; THENCE N88°17'44"E, A DISTANCE OF 89.94 FEET; THENCE S00°28'28"W, A DISTANCE OF 37.31 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD. SAID TRACT OF LAND CONTAINED 63,096 SQUARE FEET.

(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 3rd day of May, 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 230 in the State Land Office.

Paul D. Pate, Iowa Secretary of State

Polk County
Heritage at Grimes LLC Patent
Continued from previous page

Direct access between the above described parcel of land and IA 141 will be prohibited.

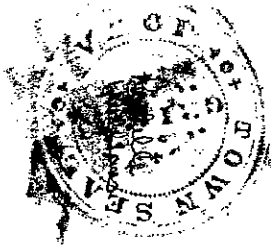
This conveyance is subject to all easements of record.

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.



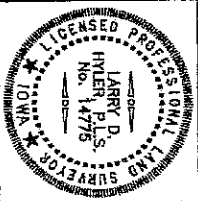
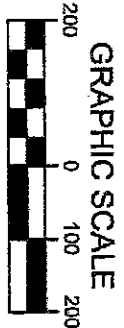
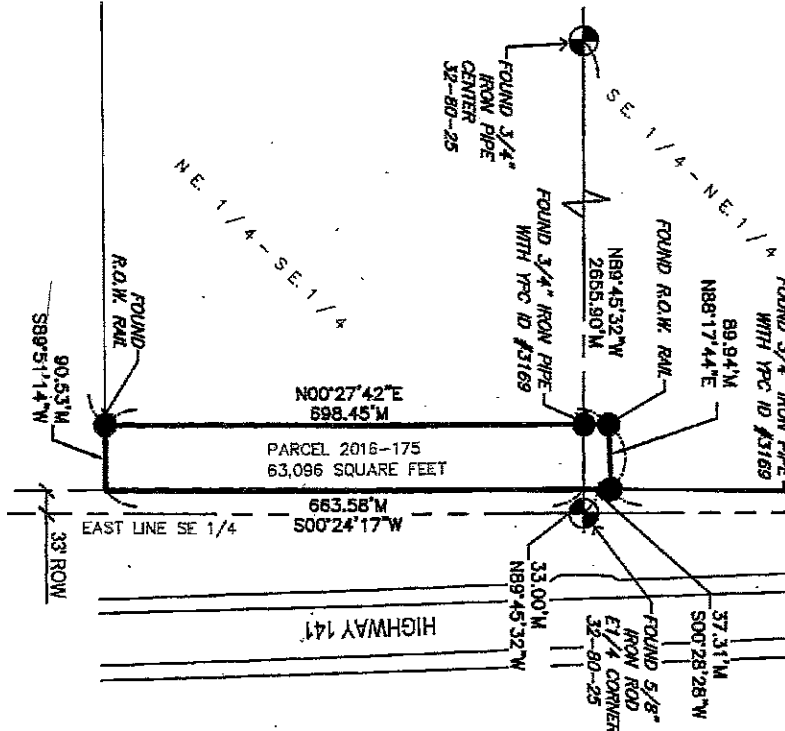
Doc ID: Q3124060001 Type: PLT
 Kind: SURVEY
 Recorded: 10/03/2016 at 03:02:50 PM
 Fee Amt: \$7.00 Page 1 of 1
 Polk County Iowa
 JULIE M. HAGGERTY RECORDER
 File# 2016-00030523

BK 16208 Pg 268

PREPARED BY: BISHOP ENGINEERING CO., INC. 3501 104TH STREET URBANDALE IOWA 50322 PH. (515) 276-0467

PLAT OF SURVEY

PARCEL 2016-175 SE 1/4 SECTION 32-80-25



Parcel Designation
 Approved by Polk County Auditor
JAMIE FITZGERALD
 Dated This 31st Day of October, 2016
JAMIE FITZGERALD, POLK COUNTY AUDITOR

PROPERTY DESCRIPTION:

PARCEL 2016-175
 AN IRREGULAR SHAPED PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 32, TOWNSHIP 80 NORTH, RANGE 28 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE N89°45'32"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, THE EAST LINE OF THE SOUTHEAST QUARTER IS ASSUMED TO BEAR S89°24'17"W FOR THIS DESCRIPTION; THENCE S89°24'17"W PARALLEL WITH AND 33.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 683.89 FEET; THENCE S89°41'44"W, A DISTANCE OF 90.83 FEET; THENCE N00°27'42"E A DISTANCE OF 698.48 FEET; THENCE N89°17'44"E, A DISTANCE OF 89.94 FEET; THENCE S00°28'28"W, A DISTANCE OF 37.31 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL ENCUMBRANCES OF RECORD.

SAID TRACT OF LAND CONTAINED 63,096 SQUARE FEET.

OWNER:

STATE OF IOWA
 800 LINCOLN WAY
 AMES, IOWA 50010
 DOT ROW DIVISION

PREPARED FOR:

BEAVERBROOKE DEVELOPMENT COMPANY
 456 MERLE HAY ROAD
 DES MOINES, IOWA 50310

LEGEND:

- PROPERTY CORNER
- SECTION CORNER
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- D DEEDED DISTANCE
- YPC YELLOW PLASTIC CAP
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

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.

SIGNED: Larry D. Miller DATE: 9-29-2016
 LARRY D. MILLER, P.L.S. 14775
 LICENSE RENEWAL DATE: DEC. 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL: _____ THIS PAGE ONLY

HIGHWAY 141 R.O.W.
 SEC 32-80-25

PLAT OF SURVEY
 Book: 16208 Page: 268 File Number: 2016-00030523 Seq: 1

RETURN TO:
Bishop Engineering
 "Planning Your Successful Development"
 3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515) 276-0467 Fax: (515) 276-0217
 Civil Engineering & Land Surveying Established 1959

REFERENCE NUMBER:
 DRAWN BY:
 PROJECT NUMBER:
 120101