

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: Russell E. Wachter & Judith L. Wachter, 2643 US Hwy 34, Afton, IA 50830

State of Iowa

OFFICE OF THE SECRETARY OF STATE

Patent No. 6212

STATE LAND OFFICE

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Russell E. Wachter and Judith L. Wachter as joint tenants with full rights of survivorship and not as tenants in common**, real estate in **Union County, Iowa**, and more particularly described as follows:

A parcel of land located in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14, Township 72 North, Range 29 West of the 5th P.M., Union County, Iowa, as shown on Plat of Survey, attached hereto and by reference made a part hereof. Said parcel is more particularly described as follows:

Commencing at the SE Corner of said Section 14; thence N0°07'15"E 128.26 feet along the east line of the SE $\frac{1}{4}$ of said Section 14 to the Point of Beginning; thence S89°28'08"W 608.53 feet; thence N85°23'13"W 941.02 feet to a point on the present northerly right of way line of Primary Road No. U.S. 34; thence along said present northerly right of way line for the following four (4) courses, N86°00'10"E 258.46 feet, N89°28'08"E 229.24 feet, S77°15'44"E 174.28 feet, N89°28'08"E 889.59 feet; thence S0°07'15"W 60.00 feet; to the Point of Beginning, said parcel contains 74,093 sq. ft. or 1.70 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, **Kim Reynolds**, 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 17th day of Oct, 2017.



Kim Reynolds
Kim Reynolds, Governor of Iowa

Paul D. Pate
Paul D. Pate, Iowa Secretary of State

I hereby certify that the foregoing Patent is recorded in Vol. 27 Page 262 in the State Land Office.

Paul D. Pate
Paul D. Pate, Iowa Secretary of State

Union County
Wachter Patent
Continued from previous page

Access between the above described parcel of land and US 34 is controlled by the Iowa Department of Transportation (DOT). Application for an entrance permit may be made to the DOT district office, subject to applicable rules, which include but are not limited to, application, design, and spacing requirements, currently set out at 761 Iowa Administrative Code chapter 112.

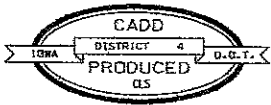
This conveyance is subject to all easements of record.

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.



IOWA DEPARTMENT OF TRANSPORTATION

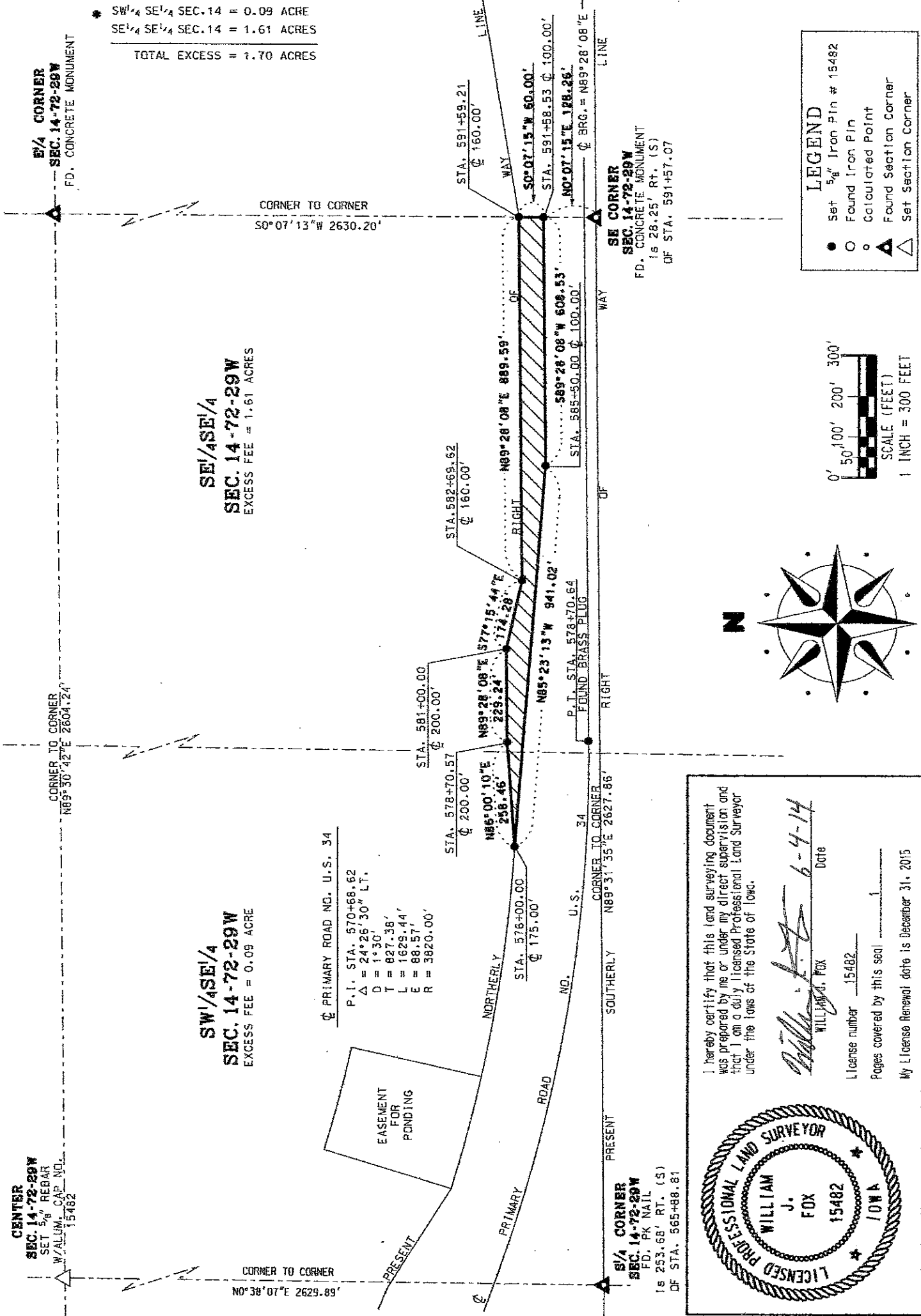
PLAT OF SURVEY

PLAT 2 OF 2



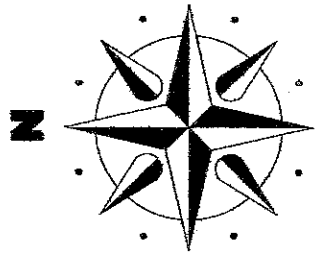
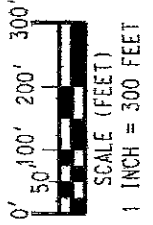
COUNTY UNION STATE CONTROL NO. _____
 PROJECT NO. FN-34-4(4)--21-88 PARCEL NO. 13
 SECTION 14 TOWNSHIP 72N RANGE 29W
 ROW - FEE _____ AC, EASE _____ AC, EXCESS - FEE *1.70 AC
 ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE _____
 ACQUIRED FROM W.R. SWEENEY, BERNARD AND VIRGINIA SWEENEY
 SOLD TO _____

* SW 1/4 SE 1/4 SEC. 14 = 0.09 ACRE
 SE 1/4 SE 1/4 SEC. 14 = 1.61 ACRES
 TOTAL EXCESS = 1.70 ACRES



LEGEND

- Set 5/8" Iron Pin # 15482
- Found Iron Pin
- Calculated Point
- ▲ Found Section Corner
- △ Set Section Corner



I hereby certify that this land surveying document was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

William J. Fox
 WILLIAM J. FOX
 License number 15482
 Date 6-4-14
 Pages covered by this seal 1
 My License Renewal date is December 31, 2015

☉ PRIMARY ROAD NO. U.S. 34
 P.I. STA. 570+68.62
 Δ = 24°26'30" L.T.
 D = 1°30'
 T = 827.38'
 L = 1629.44'
 E = 88.57'
 R = 3820.00'

EASEMENT FOR PENDING

S/W CORNER
 SEC. 14-72-29W
 FD. PK NAIL
 IS 253.68' RT. (S)
 OF STA. 565+88.81

CORNER TO CORNER
 N89°31'35"E 2627.86'

SE 1/4 SE 1/4
 SEC. 14-72-29W
 EXCESS FEE = 1.61 ACRES

SW 1/4 SE 1/4
 SEC. 14-72-29W
 EXCESS FEE = 0.09 ACRE

CORNER TO CORNER
 N89°30'42"E 2604.24'

CORNER TO CORNER
 S0°07'13"W 2630.20'

CORNER TO CORNER
 N0°38'07"E 2629.89'