State of Iowa

OFFICE OF

THE SECRETARY OF STATE

STATE LAND OFFICE

The STATE OF IOWA, subject to conditions listed in this patent, hereby conveys to Aaron C. Newell and Laurel J. Newell, real estate in Webster County, Iowa, and more particularly described as follows:

A parcel of land partly in the SW 1/4 of the NW 1/4, partly in the SE 1/4 of the NW 1/4 and all of the NE 1/4 of the SW 1/4 all in Section 7, T88N, R30W of the 6th P.M., Webster County, Iowa, identified as Parcel "A", Plat of Survey, Exhibit "A", attached hereto, which by this reference is made a part hereof, more particularly described as follows:

Beginning at the W1/4 Corner of the said Section 7; thence S88°02'57"E 1044.10 feet on the south line of the SW 1/4 of the NW 1/4 on the west line of the said NE 1/4; thence S88°12'31"E, 1318.12 feet on the south line of said NE 1/4; thence S90°02'45"W, 1295.15 feet on the east line of said NE 1/4; thence N90°02'45"W, 1293.54 feet on the west line of said Section 7; thence N88°59'04"W, 2569.62 feet to the west line of said NW 1/4; thence S88°01'36"W, 56.94 feet on said west line to the Point of Beginning, containing 42.18 acres.

AND

A parcel of land in the SW 1/4 of the NE 1/4 of Section 7, T88N, R30W 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:

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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 5G.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 29th day of July, 2014.

Terry E. Branstad, Governor of Iowa

Matt Schultz, Iowa Secretary of State

I hereby certify that the foregoing Patent is recorded in Vol. 26 Page 157 in the State Land Office.

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Beginning at the Center of said Section 7; thence S88°24’16”E, 1330.85 feet on the south line of the SW¼ of the NE¼ of said Section 7 to the SE corner thereof; thence N00°07’31”E, 68.46 feet on the east line of said SW¼ of the NE¼; thence N89°01’15”W, 1330.54 feet to the west line of the NE¼ of said Section 7; thence S00°09’12”E, 71.88 feet on said west line to the Point of Beginning, containing 2.42 acres.

AND

A parcel of land in the SE¼ of the NE¼ of Section 7, T88N, R80W of the 5th P.M., Webster County, Iowa, identified as Parcel “C” on Plat of Survey, Exhibit ‘A’, attached hereto, which by this reference is made a part hereof, more particularly described as follows:

Beginning at the E¼ corner of said Section 7; thence N88°24’16”W, 1330.85 feet on the south line of the SE¼ of the NE¼ of said Section 7 to the SW corner thereof; thence N00°07’31”E, 68.46 feet along the West line of line of said SE¼ of the NE¼; thence S88°23’10”E, 1330.84 feet to the east line of the NE¼ of said Section 7; thence S00°09’12”W, 86.04 feet on said east line to the Point of Beginning, containing 2.64 acres, of which 0.10 acre is within existing road right of way.

Direct access between the above described parcels of land and U.S. 30 and Baxter Avenue will be prohibited.

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.

Declaration of Value Filing is not required, as the State of Iowa is the Grantor and exempt from such filing by Section 428A.2(6) of the Code of 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, 2012.

Number of sheets covered by this seal is one.

John R. Pooley
IOWA LAND SURVEYOR

11556

DATE DRAWN APRIL 30, 2012 A.R.D.
CORRECTED FEB. 27, 2013 A.R.P.