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 Jeffrey A. England, real estate in Wapello County, Iowa, and more particularly described as follows:

A part of the Southwest Quarter of the Southwest Quarter and a part of the Northwest Quarter of the Southwest Quarter of Section 9, Township 72 North, Range 13 West of the Fifth Principal Meridian, Wapello County, Iowa, designated as Auditor’s Parcel “C”, shown and described in the Plat of Survey recorded in Wapello County on December 3, 2015, as Document Number 2015-5102, in Book 14-M, Page 68.

Direct access between the above described parcel of land and U.S. 63 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.

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.

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 4th day of January 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 93 in the State Land Office.

Paul D. Pate, Iowa Secretary of State
WARRANTY DEED

For the consideration of Two hundred thirty-five thousand seven hundred and 00/100------($235,700.00)------Dollars and other valuable consideration in hand paid by Iowa Department of Transportation, PHILLIP WAYNE HOLDER, single, does hereby convey to the STATE OF IOWA real estate in Wapello County, Iowa:

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

A parcel of land in the East Half of Section 8 and the West Half of Section 9, Township 72 North, Range 13 West of the 5th Principal Meridian, Wapello County, Iowa, as shown on the Acquisition Plat Exhibit "A" (Plat 1 of 2 and 2 of 2), attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 9; thence North 89°04'10" East (East-record) along the north line of said Southwest Quarter 166.85 feet to the Point of Beginning; thence South 31°16'49" East, 465.63 feet; thence North 74°20'25" East, 118.68 feet to the east line of a parcel of land described in Book 391, Page 54 in The Office of the Wapello County Recorder; thence South 01°27'21" East (South-record) along said east line of said parcel 1131.68 feet to the southeast corner of said parcel; thence South 88°53'12" West (West-record) along the south line of said parcel 771.35 feet (760.98 feet-record) to the southwest corner of said parcel; thence North 01°30'24" West (North-record) along the westerly line of said parcel 1176.09 feet (1168.20 feet-record); thence South 88°51'38" West (West-record) along said westerly line 568.48 feet (567.60 feet-record) to the most westerly corner of said parcel; thence North 11°21'59" East (North 14° East-record) along said westerly line 2156.61 feet; thence South 09°55'56" East, 698.19 feet; thence South 15°04'30" East, 658.82 feet; thence South 31°16'49" East, 517.89 feet to the Point of Beginning, containing 44.25 acres, more or less, including 1.92 acres, more or less, within presently established road Right of Way.

NOTE: The north line of said Southwest Quarter of Section 9 is assumed to bear North 89°04'10" East.

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

All rights of direct access between Primary Road No. 63 and grantors remaining property abutting thereon from Sta. 158+20.572 ± (Property Line), to Sta. 163+75.000± (Property Line) on the east side.

This deed is given in fulfillment of a certain purchase agreement dated April 1, 2002, and recorded in the Wapello County Recorder's Office on April 15, 2002, in Book 517, Page 635, except those terms that survive the execution of this document.

The additional amount of $7,800.00, as agreed to by purchase agreement, is paid as severance damages to the remaining property and is not subject to real estate transfer tax.

This land is being acquired for public purposes through eminent domain and a Declaration of Value is not required. Iowa Code Sec. 428A.1

Wapello County Project No. NHH-63-2(64)—2R-90
Phillip Wayne Holder (Parcel 21)
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 [Signature] 20__/2_ (SIGN IN INK)

[Signature]
Phillip Wayne Holder

(NOTARY PLEASE COMPLETE LEFT AND RIGHT SIDES)
ALL-PURPOSE ACKNOWLEDGMENT
STATE OF [State] COUNTY OF [County] ss.
On this [Day] day of [Month], A.D. [Year], before me, the undersigned, a
Notary Public in and for said State, personally appeared

[Signature]
Phillip Wayne Holder

_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) [Signature] (Sign in Ink)
Roberta Arnold (Print/Type Name)
Notary Public in and for the State of

CAPH: _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)

[Signature]
Wapello County Project No. NHSN-63-2(64)-2R-90
Phillip Wayne Holder (Parcel 21)

Recorded in the STATE LAND OFFICE
27 Page(s) 93
No. 16049
12-3-15
ACQUISITION PLAT
EXHIBIT "A" SHEET 1 OF 2

COUNTY: WAPello
PROJECT NO.: HNSN-63-2(64)--2R-90
SECTION: 8 & 9
TOWNSHIP: 72N
RANGE: 13W
PARCEL NO.: 21
ROW-FEE: 44.25 acres
AC EASE: AC EXCESS-FEE
ACCESS RIGHTS ACQUIRED FROM STA. 158 + 20.572 TO STA. 163 + 75.000 U.S. 63 LEFT SIDE
ACQUIRED FROM:

* INCLUDES 1.32 ACRES WITHIN PRESENTLY ESTABLISHED RIGHT OF WAY

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ACQUISITION AREA

NEW NW1/4 SEC. 8
0.49 AC. - TOTAL R.O.W.
0.39 AC. - EXIST. R.O.W.
0.53 AC. - NEW R.O.W.

SW1/4 NW1/4 SEC. 8
14.22 AC. - TOTAL R.O.W.
2.48 AC. - EXIST. R.O.W.
11.74 AC. - NEW R.O.W.

NEW SE1/4 SEC. 8
11.89 AC. - TOTAL R.O.W.
5.29 AC. - EXIST. R.O.W.
6.56 AC. - NEW R.O.W.

SE1/4 SE1/4 SEC. 8
3.22 AC. - TOTAL R.O.W.
0.38 AC. - EXIST. R.O.W.
2.85 AC. - NEW R.O.W.

SW1/4 SE1/4 SEC. 9
1.19 AC. - TOTAL R.O.W.
0.59 AC. - TOTAL R.O.W.
0.60 AC. - TOTAL R.O.W.

NAME: DELIA M. BAUGH
DPI: 12/3/15

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SCALE: 1" = 200'

LEGEND

x = EXISTING FENCE LINE
m = METER
00 = RECORD

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POINT OF BEGINNING

NE COR. NW1/4 6'-729'-133' N
NW COR. NW1/4 6'-729'-133' W
SET 50' RESTR.
W/CAP 84728

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Iowa Department of Transportation

DGN: O:\acad\S16810\D09\WIN\acs-acq021-1.dgn
IOWA DEPARTMENT OF TRANSPORTATION
AMENDED PLAT OF SURVEY
AUDITOR'S PARCEL "C"

COUNTY WAPello STATE CONTROL NO. -------
PROJECT NO. N53-2-264-2-80 PARCEL NO. 21
SECTION 72N PARCEL AREA 13W
ACQUIRED FROM PHILIP WAYNE HOLDER ACCESS CONTROL -------
EXCESS PARCEL ± 0.03 Acres -------

NW CORNER, SW1/4 Sec. 9-72-13 Fnd. 5/8" Rbr. w/Cap #9781
N85°50'07"W 513.80R

NE CORNER, SW1/4 Sec. 9-72-13 Fnd. 1/2" Rbr. In
Concrete Monument

95.432' 

HEADING EAST 1/4 LINE

NOTE:
1 - Land described in deed recorded in Book 391, Page 54, in the Wapello County Recorder's Office.

REFERENCE SURVEY:
Plat of Survey prepared by Keith E. Vodomar, dated May 15, 2002, as part of Iowa Department of
Transportation Project No. N53-2-264-2-80

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.

Date: 12-2-15

License number 15643

My license renewal date is December 31, 2016

Pages or sheets covered by this seal: Sheets 1 & 2

Legend:

SECTION CORNER...△ FOUND 5/8" RBR............O SET 5/8" X 20" REBAR
W/ORANGE PLASTIC CAP #15943..............

15943

LEGAL SEAL OF THE COUNTY IOWA
1501 S. Wahl St.
Fairfield, Iowa 52556
Phone: (641) 472-0145

1501 S. Wahl St.
Fairfield, Iowa 52556
Phone: (641) 472-0145

Drawn By: NAM Date: 12-2-15
Project No: 14-648 SHEET 1 OF 2
IOWA DEPARTMENT OF TRANSPORTATION
AMENDED PLAT OF SURVEY
AUDITOR’S PARCEL “C”

COUNTY WAPELLO
PROJECT NO. NSHN-063-2(64)-2R-90
SECTION 9 TOWNSHIP 72N PARCEL NO. 21
ACQUIRED FROM WAYNE HOLDER
EXCESS PARCEL 13.03 Acres

STATE CONTROL NO. -------  AREA -------
RANGE 13W

** This Amended Plt of Survey replaces and supersedes a Plat of Survey prepared by Jason C. Hall, dated December 4, 2014 and recorded as Document Number 2014-5087 in Book 13-L, Page 694 in the Wapello County Recorder’s Office. **

This plat of survey is a true and correct representation of the field notes of a survey performed under my direct supervision on October 9, 2014, for the purpose of locating and marking the following described parcel of land, to wit:

AUDITOR’S PARCEL “C”

A part of the Southwest Quarter of the Southwest Quarter and a part of the Northwest Quarter of the Southwest Quarter of Section 9, Township 72 North, Range 13 West of the Fifth Principal Meridian, Wapello County, Iowa, also designated as Auditor’s Parcel “C”, and being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of said Section 9; thence North 01 degrees 37 minutes 12 seconds West along the west line of said Southwest Quarter a distance of 1133.00 feet to the south line of a certain parcel of land as described in Book 391, Page 54 in the Wapello County Recorder’s Office; thence North 88 degrees 43 minutes 50 seconds East along said south line a distance of 200.57 feet to the Point of Beginning; thence North 13 degrees 21 minutes 24 seconds East a distance of 592.44 feet; thence South 76 degrees 52 minutes 46 seconds East a distance of 165.21 feet to the east line of said certain parcel of land; thence South 01 degrees 36 minutes 02 seconds East along said east line a distance of 532.19 feet to the south line of said certain parcel of land; thence South 88 degrees 43 minutes 50 seconds West along said south line a distance of 312.89 feet to the Point of Beginning, containing 3.03 acres, more or less.