

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: City of Clinton, Iowa, 611 S. 3rd St., PO Box 2958, Clinton, IA 52732

State of Iowa

OFFICE OF THE SECRETARY OF STATE

Patent No. 6055

STATE LAND OFFICE

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **City of Clinton, Iowa**, real estate in **Clinton County, Iowa**, and more particularly described as follows:

A parcel of land within Lot 1, Lot 2 and Lot 3, Block 2 of F.K. Peck's First Addition to the City of Clinton, Clinton County, Iowa, said parcel being shown on Acquisition Plat Exhibit "A" (Sheet 1 of 1) attached hereto and by reference made a part hereof, more particularly described as follows:

Commencing at the northerly most corner of said Lot 2; thence South 20°38'47" East along the presently established southwesterly right-of-way line of 18th Place 32.04 feet to the Point of Beginning; thence continuing South 20°38'47" East along said southwesterly right-of-way line 138.02 feet; thence South 46°08'48" West, 89.06 feet to the northeasterly line of said Lot 3; thence South 43°51'12" East along said northeasterly line 66.70 feet to the northwesterly right-of-way line of an alley; thence South 46°13'06" West along said northwesterly line 50.02 feet to the southwesterly line of said Lot 3; thence North 43°51'12" West along said southwesterly line 189.96 feet to the presently established southeasterly right-of-way line of Camanche Avenue and the beginning of a 2,452.50 foot radius, non-tangent curve concave southeasterly; thence northeasterly 50.08 feet along the arc of said curve with a chord that bears North 43°30'08" East, 50.08 feet to said northeasterly line of Lot 3; thence South 43°51'12" East along said northeasterly line 81.63 feet to the northwesterly line of said Lot 1; thence North 46°08'48" East along said northwesterly line 50.00 feet; thence North 43°51'12" West, 82.92 feet to said southeasterly right-of-way line and the beginning of a 2,452.50 foot radius, non-tangent curve concave southeasterly; thence northeasterly 57.70 feet along said right-of-way and the arc of said curve with a chord that bears North 45°55'46" East, 57.70 feet; thence continuing North 46°36'13" East along said southeasterly right-of-way line 35.75 feet to the Point of Beginning, containing 20,192 square feet, more or less.

Basis of Bearing: The southwesterly right-of-way line of 18th Place is assumed to bear South 20°38'47" East.

(continued on next page)

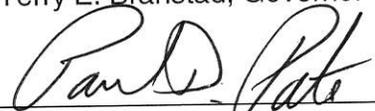
CONDITIONS: Authority and consideration for issuance of this patent are stated in the certificate of the **Right of Way Director of the Iowa Department of Transportation** filed with the State Land Office as provided in *Iowa Code* Section 9G.6. This conveyance is subject to the conditions imposed by *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 27th 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 104 in the State Land Office.

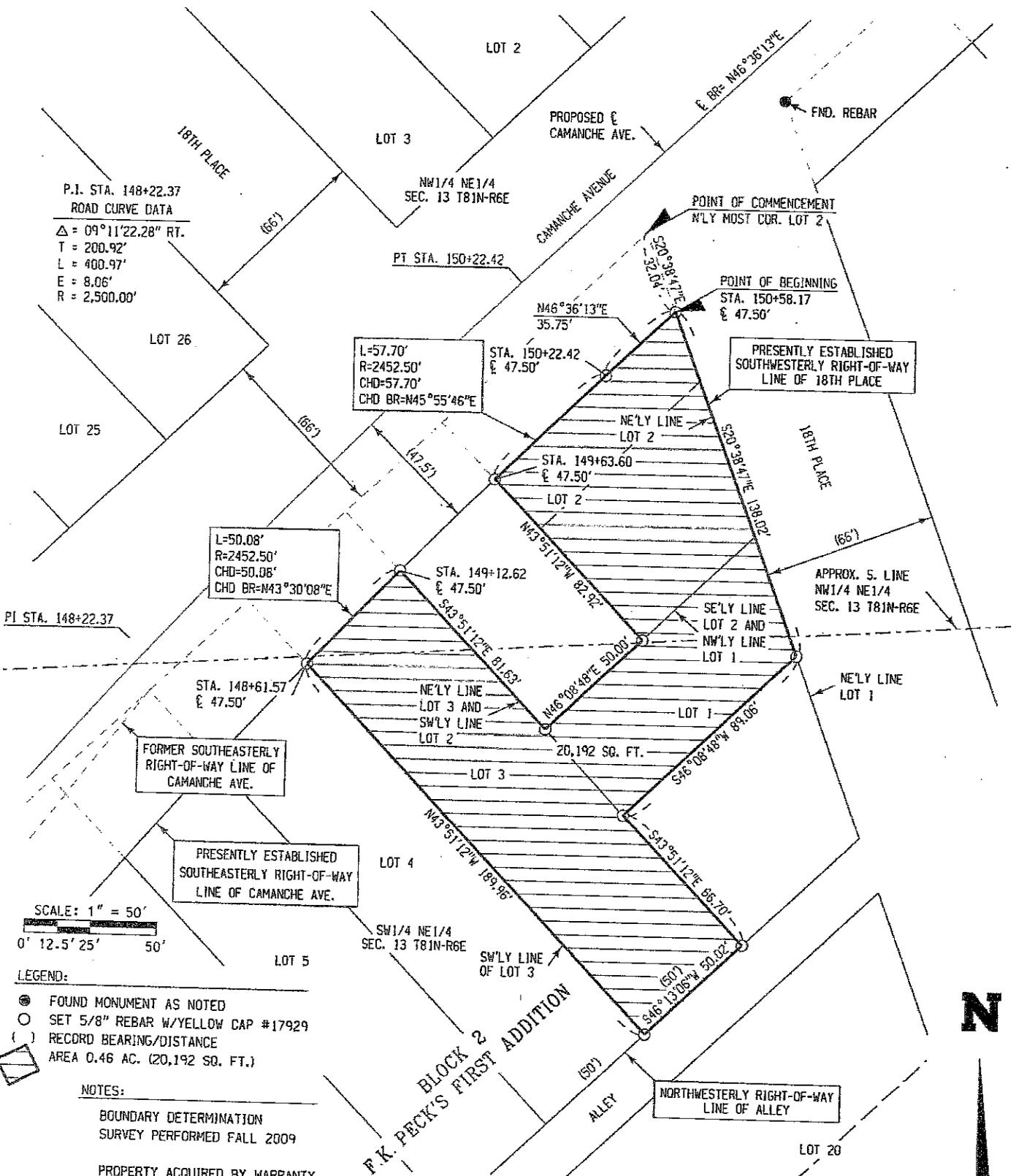


Paul D. Pate, Iowa Secretary of State

Iowa Department of Transportation
 ACQUISITION PLAT
 EXCESS RIGHT-OF-WAY
 EXHIBIT "A" 1 OF 1

COUNTY CLINTON STATE CONTROL NO. _____
 PROJECT NO. NHSX-30-9(123)--3H-23 PARCEL NO. 184
 SECTION 13 TOWNSHIP 81N RANGE 6E
 ROW-FEE _____ SO FT EASE _____ AC EXCESS-FEE 20,192 SO FT
 ACCESS RIGHTS _____
 ACQUIRED FROM GILBERT C. & SHARON C. LESLIE

CITY OF CLINTON



P.I. STA. 148+22.37
 ROAD CURVE DATA
 $\Delta = 09^\circ 11' 22.28''$ RT.
 T = 200.92'
 L = 400.97'
 E = 8.06'
 R = 2,500.00'

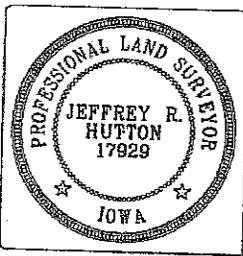
L=50.08'
 R=2452.50'
 CHD=50.08'
 CHD BR=N43°30'08"E

L=57.70'
 R=2452.50'
 CHD=57.70'
 CHD BR=N45°55'46"E

SCALE: 1" = 50'
 0' 12.5' 25' 50'

- LEGEND:
- FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR W/YELLOW CAP #17929
 - () RECORD BEARING/DISTANCE
 - AREA 0.46 AC. (20,192 SQ. FT.)

NOTES:
 BOUNDARY DETERMINATION SURVEY PERFORMED FALL 2009
 PROPERTY ACQUIRED BY WARRANTY DEED 4/8/11 FOR PROJECT NHSX-30-9(123)--3H-23 1803 CAMANCHE AVE. CLINTON, IA



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.
 Jeffrey R. Hutton 7/1/15
 JEFFREY R. HUTTON LICENSE NO. 17929 DATE
 My license is subject to renewal on December 31, 2015.
 This certification applies only to the page upon which it appears.





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Tx:4018041

2011-02745
STEVE HANGAN
CLINTON COUNTY RECORDER
CLINTON, IA
RECORDED ON
04/19/2011 10:45:18 AM
REC FEE: 24.00
REV STAMP FEE: 551.20



Prepared by: Treva T. Petersen, Office of Right of Way, IDOT, 800 Lincoln Way, Ames, IA 50010, 515-239-1269
Return to: Treva T. Petersen, Office of Right of Way, IDOT, 800 Lincoln Way, Ames, IA 50010, 515-239-1269
Address Tax
Statements: Property Management Supervisor, Office of Right of Way, IDOT, 800 Lincoln Way, Ames, IA 50010-6993

WARRANTY DEED

For the consideration of THREE HUNDRED FORTY-FIVE THOUSAND AND NO/100— (\$345,000.00)----DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, **GILBERT C. LESLIE and SHARON C. LESLIE**, husband and wife, do hereby convey to the **STATE OF IOWA** the following described real estate in Clinton County, Iowa:

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

A part of Lot One (1) in Block Two (2) in Peck's First Addition to the City of Clinton, Iowa, described as follows: Commencing at the dividing line of Lots One (1) and Two (2) in Block Two (2) in Peck's First Addition to the City of Clinton, Iowa, on the southwest side of Franklin Street (now known as 18th Place) and running in a southwesterly direction one hundred eight and six-tenths (108.6) feet; thence running in a southeasterly direction forty-four (44) feet; thence running in a northeasterly direction ninety (90) feet or to the line of said Franklin Street (now known as 18th Place), and thence running in a northwesterly direction to the place of beginning. Locally known as 127 18th Place, Clinton, Iowa.

AND

Part of Lot Two (2) in Block Two (2) in F. K. Peck's First Addition to the City of Clinton, Iowa, described as: Commencing at the southeast corner of said lot; thence running southwesterly on the line between Lots One (1) and Two (2) in said block, sixty-one (61) feet and nine (9) inches, more or less, to a point forty-six (46) feet and nine (9) inches from the southwesterly corner of said Lot Two (2); thence northwesterly parallel to the southwesterly line of said lot, fifty-seven and three-tenths (57.3) feet to a point fifty-five (55) feet in said line extended from the southeasterly line of Camanche Avenue; thence northeasterly on a line parallel with Camanche Avenue, eighty-six and four-tenths (86.4) feet, more or less, to the westerly line of 18th Place (formerly Franklin Street); thence southerly along the westerly line of 18th Place to the place of beginning. Locally known as 18th Place, Clinton, Iowa.

AND

That part of Lot Two (2) in Block Two (2) in F. K. Peck's First Addition to the City of Clinton according to the Plat thereof recorded in Book J on Page 94, described as follows: Beginning at the most northerly corner of said Lot Two (2); thence southwesterly along the southeasterly line of Camanche Avenue in the City of

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No. 6055	
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Clinton, one hundred ten (110) feet; thence southeasterly at right angles with the southeasterly line of Camanche Avenue, fifty-five (55) feet; thence northeasterly parallel with the southeasterly line of Camanche Avenue, eighty-six and four-tenths (86.4) feet, more or less, to the southwesterly line of Eighteenth Place (formerly Franklin Avenue); thence northwesterly along the southwesterly line of Eighteenth Place to the Point of Beginning. Locally known as 1801 Camanche Avenue, Clinton, Iowa.

AND

Lot Three (3) in Block Two (2) in F. K. Peck's Addition to the City of Clinton, Clinton County, Iowa. Locally known as 1803 Camanche Avenue, Clinton, Iowa.

This deed is given in fulfillment of a certain Total Purchase Agreement dated January 18, 2011, and recorded in the Clinton County Recorder's Office on January 25, 2011, as Instrument No. 2011-00692, except for those terms that survive the execution of this document.

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

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.

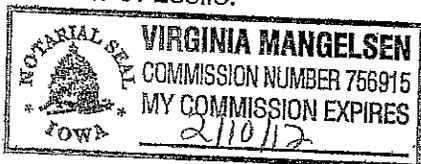
Dated April 8, 2011.

Gilbert C. Leslie
Gilbert C. Leslie (Sign in Ink as Name is Typed)

Sharon C. Leslie
Sharon C. Leslie (Sign in Ink as Name is Typed)

STATE OF IOWA, COUNTY OF CLINTON, ss:

This instrument was acknowledged before me on 8 April, 2011, by Gilbert C. Leslie and Sharon C. Leslie.

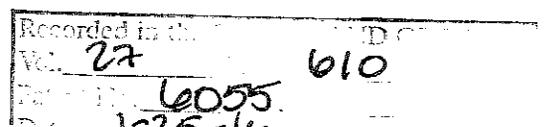


Virginia Mangelsen
Notary Public. (Sign in Ink)

(AFFIX NOTARIAL SEAL ABOVE ▲)

Clinton County Project No. NHSX-30-9(123)--3H-23
Gilbert C. and Sharon C. Leslie (Parcel No. 184)

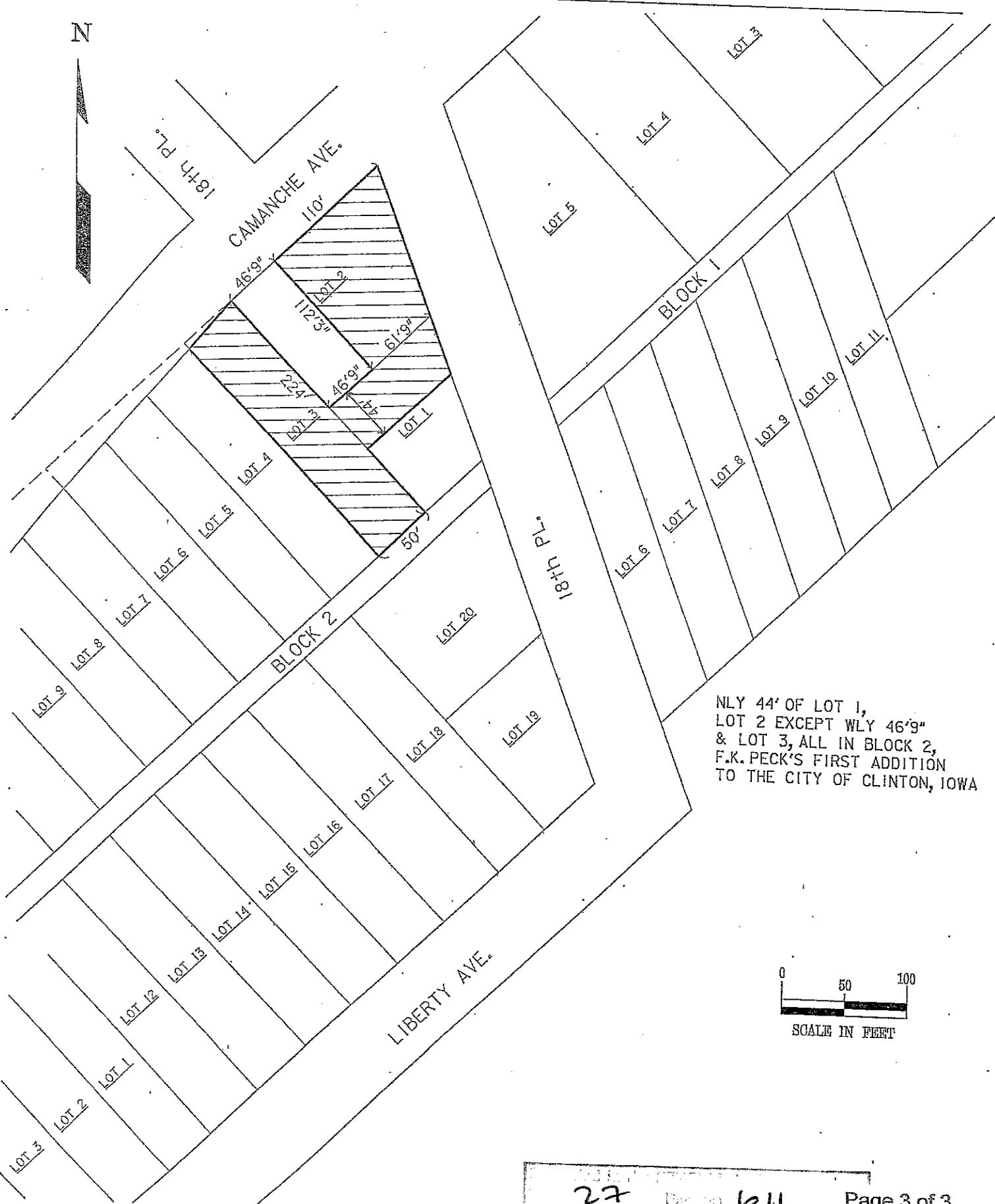
Page 2 of 3



IOWA DEPARTMENT OF TRANSPORTATION
 GRAPHIC EXHIBIT "A"



COUNTY CLINTON STATE CONTROL NO. _____
 PROJECT NO. NHSX-30-9(123)--3H-23 PARCEL NO. 184
 SECTION 13 TOWNSHIP 81N RANGE 6E
 ROW-FEE TOTAL _____ AC, EASE _____ AC, BORROW _____ AC, EXCESS-FEE _____ AC
 ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE _____
 ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE _____
 ACQUIRED FROM GILBERT C. & SHARON C. LESLIE



NLY 44' OF LOT 1,
 LOT 2 EXCEPT WLY 46'9"
 & LOT 3, ALL IN BLOCK 2,
 F.K. PECK'S FIRST ADDITION
 TO THE CITY OF CLINTON, IOWA

