

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. 3<sup>rd</sup> St., PO Box 2958, Clinton, IA 52732

# State of Iowa

## OFFICE OF THE SECRETARY OF STATE

### STATE LAND OFFICE

Patent No. 6056

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 2, 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 westerly most corner of said Lot 2; thence South 43°51'12" East along the southwesterly line of said Lot 2 a distance of 30.67 feet to the presently established southeasterly right-of-way line of Camanche Avenue and the Point of Beginning, said point also being the beginning of a 2,452.50 foot radius, non-tangent curve concave southeasterly; thence northeasterly 50.02 feet along the arc of said curve with a chord that bears North 44°40'17" East, 50.02 feet; thence South 43°51'12" East, 82.92 feet to the southeasterly line of Lot 2; thence South 46°08'48" West along said southeasterly line 50.00 feet to the southwesterly line of said Lot 2; thence North 43°51'12" West along said southwesterly line 81.63 feet to the Point of Beginning, containing 4,118 square feet, more or less.

**Basis of Bearing:** The southwesterly line of Lot 2 is assumed to bear North 43°51'12" West.

Direct access between the above described parcel of land and U.S. 30/Camanche Avenue will be prohibited.

This conveyance is subject to all easements of record.

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.

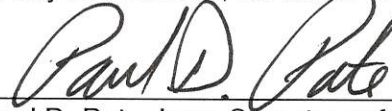
**CONDITIONS:** Authority and consideration for issuance of this patent are stated in the certificate of the **Right of Way Director of the Iowa Department of Transportation** filed with the State Land Office as provided in *Iowa Code* Section 9G.6. This conveyance is subject to the conditions imposed 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 18<sup>th</sup> 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 105 in the State Land Office.

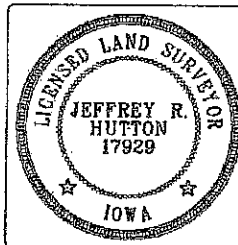
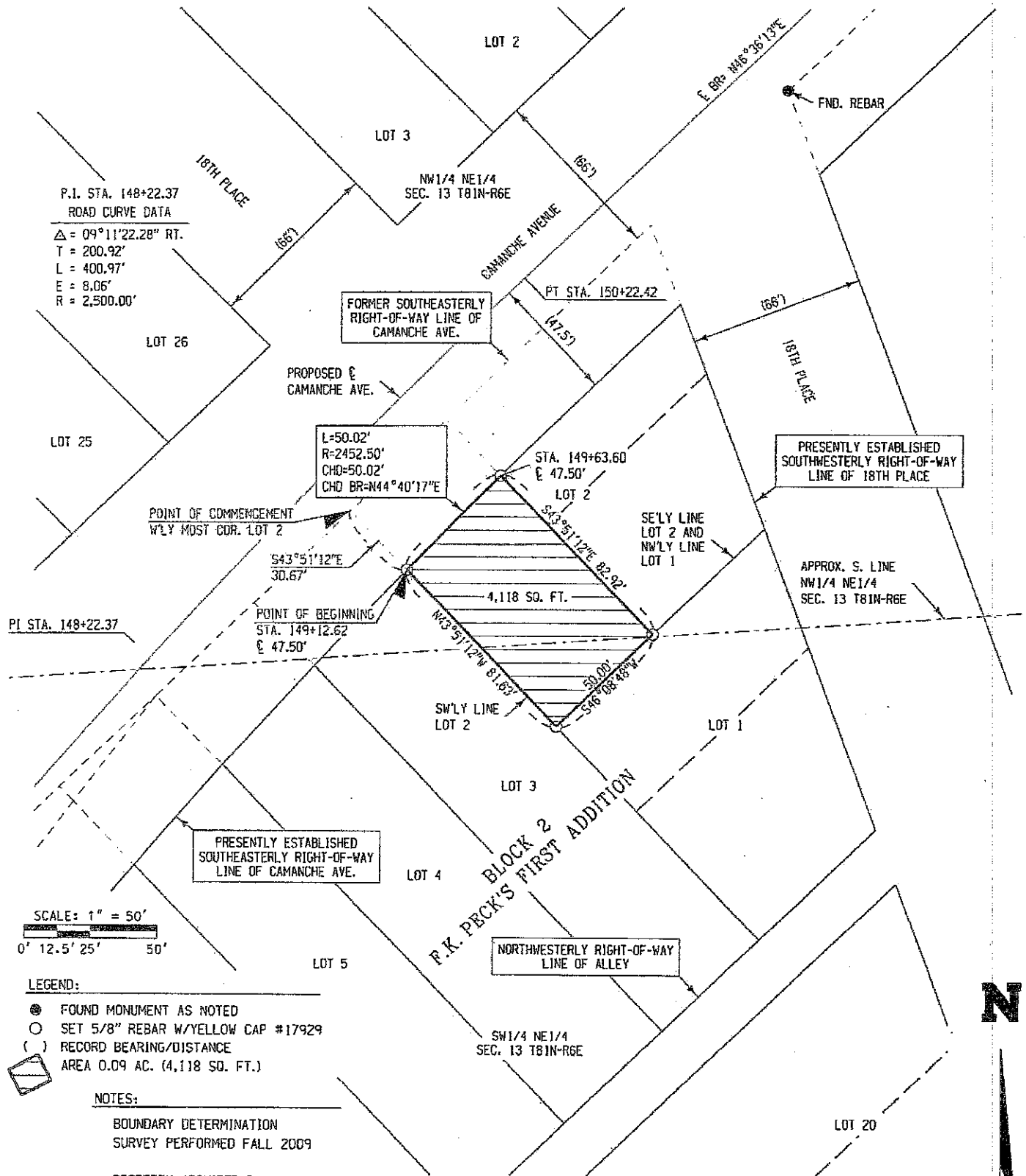


Paul D. Pate, Iowa Secretary of State

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. 188  
 SECTION 13 TOWNSHIP 81N RANGE 6E  
 ROW-FEE \_\_\_\_\_ SQ FT EASE \_\_\_\_\_ AC EXCESS-FEE 4,118 SQ FT  
 ACCESS RIGHTS \_\_\_\_\_  
 ACQUIRED FROM KATHLEEN H. PETERS

CITY OF CLINTON



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.

*Jeffrey R. Hutton* 6/22/15  
 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:4001495

2010-01856  
STEVE MANGAN  
CLINTON COUNTY RECORDER  
CLINTON, IA  
RECORDED ON  
04/05/2010 11:19:09 AM  
REC FEE: 24.00  
REV STAMP FEE: 33.60



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 TWENTY-ONE THOUSAND TWO HUNDRED AND NO/100— (\$21,200.00)—DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, **KATHLEEN H. PETERS**, a single person, does 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 2 in Block 2 in F. K. Peck's First Addition to Clinton, Iowa, described as follows, to-wit: Commencing at a point in the southwesterly corner of said lot where it intersects with the easterly line of Camanche Avenue; thence running easterly along the southerly line of said lot a distance of one hundred twelve (112) feet and three (3) inches; thence running northeasterly at right angles a distance of forty-six (46) feet and nine (9) inches; thence northwesterly and parallel with the southerly line of said lot a distance of one hundred twelve (112) feet and three (3) inches to the easterly line of said Avenue; thence southwesterly on the easterly line of said Avenue to the place of beginning.

This deed is given in fulfillment of a certain Purchase Agreement dated February 1, 2010, and recorded in the Clinton County Recorder's Office on February 16, 2010, as Document No. 2010-00909, 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

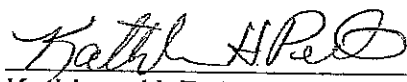
Clinton County Project No. NHSX-30-9(123)-3H-23  
Kathleen H. Peters (Parcel No. 188)

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No. 1056
1-25-16

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.

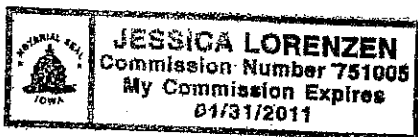
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

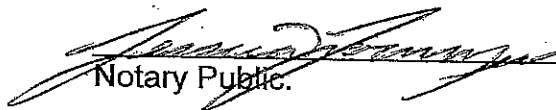
Dated 3-29, 2010.

  
Kathleen H. Peters (Sign in Ink as Name is Typed)

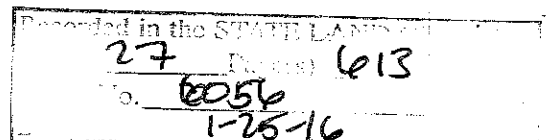
STATE OF IOWA, COUNTY OF CLINTON, ss:

This instrument was acknowledged before me on 3/29, 2010, by Kathleen H. Peters.



  
Notary Public. (Sign in Ink)

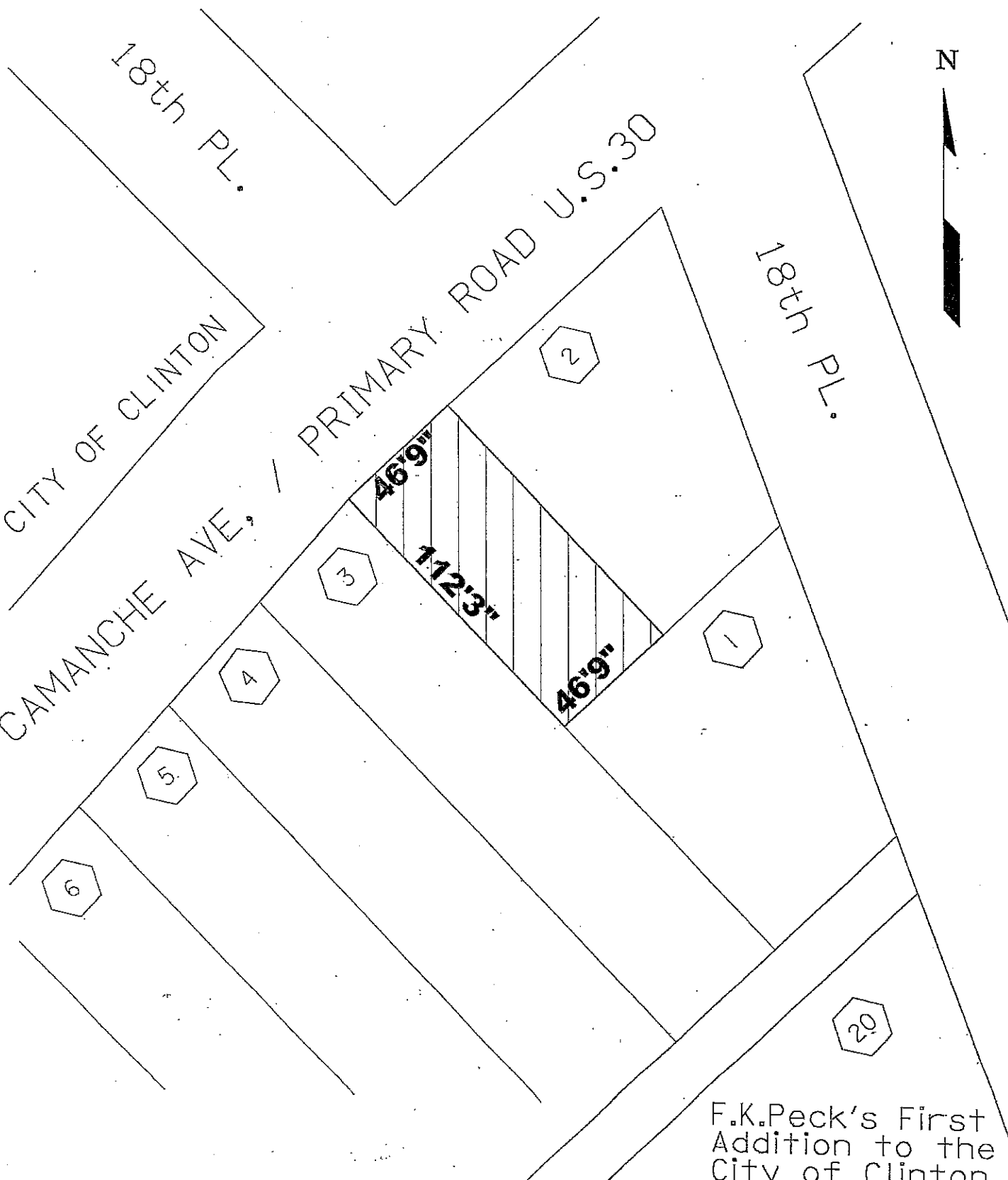
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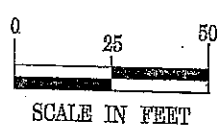
IOWA DEPARTMENT OF TRANSPORTATION  
 GRAPHIC EXHIBIT "A"



COUNTY CLINTON STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. NHSX-30-9(123)-3H-23 PARCEL NO. 188  
 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 KATHLEEN H. PETERS



F.K. Peck's First  
 Addition to the  
 City of Clinton  
 Part of Lot 2  
 in Block 2



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