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: Ellen Jane Vaughn Trust DTD 12/03/2003, 1 Pennsylvania PL, Apt 315, Ottumwa, IA 52501

State of Iowa

OFFICE OF THE SECRETARY OF STATE

Patent No. 6062

STATE LAND OFFICE

The STATE OF IOWA, subject to conditions listed in this patent, hereby conveys to Ellen Jane Vaughn Trust DTD 12/03/2003, real estate in Wapello County, lowa, and more particularly described as follows:

A part of the Southeast Quarter of the Southeast Quarter of Section 5 and a part of the Northeast Quarter of the Northeast Quarter of Section 8, all in Township 72 North, Range 13 West of the Fifth Principal Meridian, Wapello County, Iowa, shown and described as Auditor's Parcel "B" on Plat of Survey recorded in Wapello County, Iowa, on December 22, 2014, as Document 2014-5323 in Book 13-L, Page 704.

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.

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 lowa 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.



Kem & Blanots

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 111 in the State Land Office.

Paul D. Pate, Iowa Secretary of State

REAL ESTATE TRAMSFER TAX PAID

STAMP #

lowa Department of Transportation Form 635-053

Preparer Information: Address Tax Statements:

Belinda H. Merritt, Office of Right of Way, 800 Lincoln Way, Ames, Iowa 50010, 515-239-1217 Property Management Supervisor, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010

WARRANTY DEED

For the consideration of Thirty-four thousand fifty and 00/100----(\$34,050.00)-----Dollars and other valuable consideration in hand paid by Iowa Department of Transportation, ANN E. RUGGLES AND HOWARD L. RUGGLES, her husband, THELMA G. HALLBERG, single, AND PHILLIP WAYNE HOLDER, single, do hereby convey to the STATE OF IOWA real estate in Wapello County, Iowa:

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

That part of a parcel of land described in Book 368, Page 353 in The Office of the Wapello County Recorder, in the Southeast Quarter of the Southeast Quarter of Section 5, and in the Northeast Quarter of the Northeast Quarter of Section 8, Township 72 North, Range 13 West of the 5th Principal Meridian, Wapello County, Iowa, as shown on the Acquisition Plat Exhibit "A", attached hereto and by reference made a part hereof and more particularly described as

Commencing at the northwest corner of the Southeast Quarter of said Section 5; thence North 88°31'38" East along the north line of said Southeast Quarter 1528.64 feet to the northwest corner of said parcel; thence South 00°26'33" East along the west line of said parcel 1640.43 feet to the beginning of a 2139.10 foot radius, non-tangent curve, concave southwesterly and the Point of Beginning, thence southeasterly 1209.02 feet along said curve with a chord bearing South 30°31'00" East, 1192.99 feet; thence South 07°26'17" East, 339.01 feet to the centerline of Angle Road; thence North 72°03'28" West along said centerline 673.50 feet to said west line; thence North 00°26'33" West along said west line 1156.45 feet to the Point of Beginning, containing 11.86 acres, more or less, including 0.51 acre, more or less, within the presently established road Right of Way.

NOTE: The north line of said Southeast Quarter of Section 5 is assumed to bear North 88°31'38" 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. 151+52.815 ± (Property Line), to Sta. 155+15.461± (Property Line) on the east side.

This deed is given in fulfillment of a certain purchase agreement dated May 5, 2003, and recorded in the Wapello County Recorder's Office on May 13, 2003, in Book 523, Page 383, except those terms that survive the execution of this document.

The additional amount of \$6,550.00, 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

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that hey 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

Wapello County Project No. NHSN-63-2(64)—2R-90 Ann E. Ruggles, et al (Parcel 16)

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	SIGN IN INK)
Ann E. Ruggles Ann E. Ruggles	www.l. Leggles
Thelma & Hallberg Thelma G. Hallberg P	hillip Wayne Holder
· · · · · · · · · · · · · · · · · · ·	
(NOTARY PLEASE COMPLETE LEFT AND RIGHT SIDES) ALL-PURPOSE ACKNOWLEDGMENT STATE OFIOWA, COUNTY OFWAPELLO} ss. On thisI3** day ofIUNE, A.D2003, before me, the undersigned, a Notary Public in and for said State, personally appeared	CAPACITY CLAIMED BY SELLER: XINDIVIDUAL CORPORATE Titles of Corporate Office ()
Phillip Wayne Holder	Titles of Corporate Officer(s): Corporate Seal is affixedNo Corporate Seal procured PARTNERSHIP:_LimitedGeneral ATTORNEY-IN-FACT EXECUTOR(s) or TRUSTEE(s) GUARDIAN(s) or CONSERVATOR(s) OTHER:
(SEAL) Lisa Wilder (Sign in Ink)	SELLER IS REPRESENTING:

LISA WYLDES
Commission Number 716128
My Commission Expires
4-19-05

Lisa Wylles (Print/Type Name)
Notary Public in and for the State of TOVVA

1 d in the STATE LAND OF 27 Page(s) 629
No. 6062
2-10-16

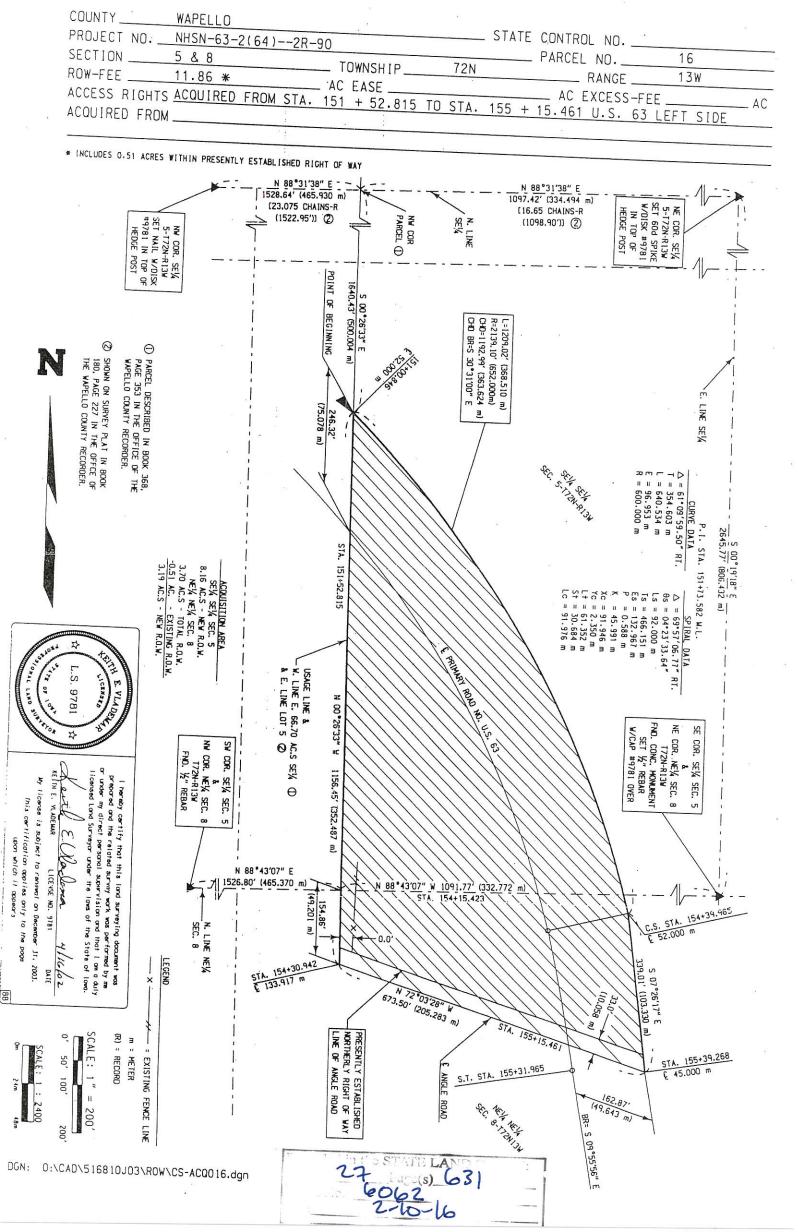
Names of entity(ies) or person(s)

STATE OFIOWA, COUNTY OFPOLK) ss.	
On this day of A.D A.D before me, the undersigned, a Notary Public in and for said State, personally appeared Ann E. Ruggles and Howard L. Ruggles 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), that by his/her/their signatures(s) on the instrument the person(s), or the entity(ies) upon behalf of which the reserved.	CAPACITY CLAIMED BY SELLER: Y_ 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:
control of the distrument.	SELLER IS REPRESENTING: Names of entity(ies) or person(s)
STATE OF IOWA COUNTY OF JAMA Iss.	
On this	CAPACITY CLAIMED BY SELLER: X 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)
(SEAL) (Sign in Ink) Notary Public in and for the State of	
MICHAEL D. GRIFFIN Commission Number 113978 My Comm. Exp. Qual D. CODH	j.

1 in the STATE LAND OF Page(s) 630
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2-10-16



Iowa Department of Transportation ACQUISITION PLAT EXHIBIT "A"



Book 13-L Page 704 Type 1-1 001 Pages 2 Date 12/22/2014 Time 10:52:21AM

Rec Amt \$12.00

J-NDE CHK) SCAN COPY



LISA KENT, RECORDER WAPELLO COUNTY IOWA

Prepared by: French-Reneker-Associates, Inc.

Jason C. Hull

1501 S. Main St. Fairfield, Iowa 52556

Phone: (641) 472-5145

IOWA DEPARTMENT OF TRANSPORTATION PLAT OF SURVEY AUDITOR'S PARCEL "B"

WAPELLO STATE CONTROL NO. PROJECT NO. <u>NHSN-063-2(64)--2R-90</u> PARCEL NO. 16 **SECTION** 5 & 8 **TOWNSHIP** 72N RANGE 13W ACQUIRED FROM ANN E. RUGGLES AND HOWARD R. RUGGLES, THELMA G. HALLBERG, AND PHILLIP WAYNE HOLDER

EXCESS PARCEL ±2.78 Acres

ACCESS CONTROL ——— AREA ACCESS CONTROL NE CORNER, SE1/4 Sec. 5-72-13 Fnd. Fence NW CORNER, SE1/4 Sec. 5-72-13 Fnd. Fence Corner Post N88°22'10"E 1097.42ft N88°22'10"E 1528.64ft Corner Post North Line SE1/4 West S00°35'5' Line HMJ /4 East 무 щ Line Approx. 1/4-1/4 Line 368, 'e Lot S00"28"51"E 152. . Pg. West 08ft Approx. N00'38'15"W 2636.90f 1,50 353 Point of Beginning Fnd. 5/8" Rbr. Line line 2645.78f w/Alum. IDOT CAP SE1/4+ SE1/ Sta. 152+19.237 50.000(m) Rt. 164.04(ft) Rt. REFERENCE SURVEYS: Survey of Plat prepared by John T. Brady, Sr. dated December 2, 1941 and recorded in Book 180, Page 227 of the Wapello County S00°35'51"E 644.85ft PARCEL AUDITOR'S PARCEL "B" .78 SW CORNER, SE1/4 Sec. 5-72-13 Fnd. 1/2" Rbr. Recorder's Office. Acres South line SE1/4 S88'33'39"W 2618.83ft Wapello Co Rd., Ease. SE CORNER, SE1/4 Sec. 5-72-13 Fnd. 5/8" Rbr. Fnd. 5/8" Rbr. S. Sta. 154+39.966 1 70.35ft 54.80ft Sta. 154+30.942 133.917(m) Rt. 439.36(ft) Rt. C.S. CURVE DATA C1: I = 23'53'24"L R = 1947.63ft L = 812.08ft L(C3) w/Cap #9781 Sta. 154+88.269 49.576(m) Rt. 162.65(ft) Rt. Chord Bearing = N22*50'39"W Chord Length = 806.21ft 321.62ft "E C2: I = 63*15'12"L R = 328.08ft L = 362.20ft Fnd. 5/8" Rbr. S.T. Sta. 155+31.966 NE1143 Former © Angle Rd. 1/4-1/4 L = 362.20 ftChord Bearing = N40°41'02"W Chord Length = 344.08 ft 10 primary PROPERTY CORNER STATIONING KEY S10.02,58.E ×1.28 C3: I = 30°25'04"L R = 380.58ft L = 202.04ft Chord Bearing = N57'06'06"W Chord Length = 199.68ft Angle Line STATION OFFSET(m) OFFSET(ft) v Road 129.409 Rt. 111.691 Rt. 69.714 Rt. 154+10.368 424.57 Rt. 154+25.480 154+76.437 366.44 Rt. 228.72 Rt. 2 A163 BEARINGS AND DISTANCES ARE THE RESULT OF GPS OBSERVATIONS *



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.

Jason C. Hull, P.L.S. License number 15943

My license renewal date is December 31,_

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

SCALE: 1"=300 FRENCH-RENEKER-ASSOCIATES, INC. Fairfield, Iowa Engineers & Surveyors Drawn By: JCH Date 10-14-14 Project No.

LEGEND:

SET 5/8"x30" REBAR W/ORANGE PLASTIC CÁP #15943..... SECTION CORNER...... △

IN CONCRETE..... × FOUND MONUMENT (AS NOTED).....

SET "MAG" NAIL

French-Reneker-Associates, Inc. Jason C. Hull

1501 S. Main St. Fairfield, Iowa 52556

Phone: (641) 472-5145

IOWA DEPARTMENT OF TRANSPORTATION PLAT OF SURVEY AUDITOR'S PARCEL "B"

COUNTY	WAPELLO		STATE CONTROL	٧٥			
PROJECT NO	D. NHSN-063-2(64)	2R-90	PAR	CEL NO.		16	
SECTION	5 & 8	TOWNSHIP	72N	RANGE		13W	
ACQUIRED F	ROM ANN E. RUGGLES AND	HOWARD R. RUGGLES, THELM	AA G. HALLBERG, AND PHILLIP WAY	NE HOLDER	AREA		
	RCEL ±2.78 Acres		ACCESS CONTROL		_		

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 "B"

A part of the Southeast Quarter of the Southeast Quarter of Section 5 and a part of the Northeast Quarter of Section 8, all in Township 72 North, Range 13 West of the Fifth Principal Meridian, Wapello County, lowa, also designated as Auditor's Parcel "B", and being more particularly described as follows:

Commencing at the Northwest Quarter of the Southeast Quarter of said Section 5; thence North 88 degrees 22 minutes 10 seconds East along the north line of said Southeast Quarter a distance of 1528.64 feet to the east line of Lot 5 as shown on Plat of Survey prepared by John T. Brady Sr. dated December 2, 1941 and recorded in Book 180, Page 227 of the Wapello County Recorder's Office, also being west line of a certain parcel of land as described in a Warranty Deed recorded in Book 368, Page 353 in said Wapello County Recorder's Office; thence South 00 degrees 35 minutes 51 seconds East along said west line and said east line a distance of 2152.08 feet to the Point of Beginning; thence continuing South 00 degrees 35 minutes 51 seconds East along said west line and said east line, and the southerly extensions thereof, a distance of 644.85 feet to the former centerline of Angle Road; thence South 72 degrees 13 minutes 42 seconds East along said former a distance of 321.62 feet; thence northwesterly along a non—tangent curve, concave southwesterly, a distance of 812.08 feet, said curve having a radius of 1947.63 feet, a deflection angle of 23 degrees 53 minutes 24 seconds Left, a chord bearing of North 22 degrees 50 minutes 39 seconds West, and a chord length of 806.21 feet, to the Point of Beginning, containing 2.78 acres, more or less, including 0.23 acres of presently established Wapello County road easement.

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No. 6062
2-10-16

FRENCH-REN	EKER-ASSO	CIATES, INC	. A	7	
Fairfield, Iow	a	Engineers	&	Survey	ors
Drawn By:	JCH	Date:		10-14-	-14
Project No.	14-048	SHEET	2	OF	2