State of Iowa
OFFICE OF
THE SECRETARY OF STATE
STATE LAND OFFICE

Patent No. 6052

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, Iowa, 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 Iowa Department of Transportation filed with the State Land Office as provided in Iowa Code Section 96.6. 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 11th day of February, 2016.

Terry E. Branstad, Governor of Iowa

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
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 follows:

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 southwestly 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 Sec. 428A.1

Grantees do hereby covenant with grantors 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.

Wapello County Project No. NHSN-63-2(64)—2R-90
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 ____________ , 2003. (SIGN IN INK)

Ann E. Ruggles
Howard L. Ruggles
Thelma G. Hallberg

Phillip Wayne Holder

(NOTARY PLEASE COMPLETE LEFT AND RIGHT SIDES)
ALL-PURPOSE ACKNOWLEDGMENT
STATE OF IOWA, COUNTY OF NAPALLO ss.
On this 13th day of June, A.D. 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared

Phillip Wayne Holder

X 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) Lisa Wyldes (Sign in Ink)
Notary Public in and for the State of IOWA

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)

Wapello County Project No. NHSN-63-2(64)—2R-90
STATE OF    IOWA    COUNTY OF    POLK    ss.

On this 16th day of June 2003 A.D. before me, the undersigned, a Notary Public in and for said State, personally appeared

Ann E. Ruggles and Howard L. Ruggles

X 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 person(s) acted, executed the instrument.

(Notary Seal)

STATE OF    IOWA    COUNTY OF    IOWA    ss.

On this 23rd day of June 2003 A.D. before me, the undersigned, a Notary Public in and for said State, personally appeared

Thelma G. Hallberg

X 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 person(s) acted, executed the instrument.

(Notary Seal)

CAPACITY CLAIMED BY SELLER:

X INDIVIDUAL

CORPORATE

Titles of Corporate Officer(s):

Corporate Seal is affixed

No Corporate Seal procured

PARTNERSHIP: _Limited

ATTORNEY-IN-FACT

EXECUTOR(S) OR TRUSTEE(S)

GUARDIAN(S) OR CONSERVATOR(S)

OTHER:

SELLER IS REPRESENTING:

Names of entity(ies) or person(s)

CAPACITY CLAIMED BY SELLER:

X INDIVIDUAL

CORPORATE

Titles of Corporate Officer(s):

Corporate Seal is affixed

No Corporate Seal procured

PARTNERSHIP: _Limited

ATTORNEY-IN-FACT

EXECUTOR(S) OR TRUSTEE(S)

GUARDIAN(S) OR CONSERVATOR(S)

OTHER:

SELLER IS REPRESENTING:

Names of entity(ies) or person(s)
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.

[Signature]
12/17/14

Joseph C. Hall, P.L.S.
License number 15943

My license renewal date is December 31, 2014.

Pages or sheets covered by this seal: Sheets 1 and 2.
This plot 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 the Northeast Quarter of Section 8, all in Township 72 North, Range 13 West of the Fifth Principal Meridian, Wapello County, Iowa, 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.