Patent No. 6065

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 Jon C. Simplot and Cheryl A. Simplot as joint tenants with full rights of survivorship and not as tenants in common, real estate in Wapello County, Iowa, and more particularly described as follows:

A part of the Northwest Quarter of the Southeast Quarter, a part of the Northeast Quarter of the Southeast Quarter, and a part of the Southeast Quarter of the Southeast Quarter of Section 8, and a part of the Northeast Quarter of the Northeast Quarter of Section 17, all in Township 72 North, Range 13 West of the Fifth Principal Meridian, Wapello County, Iowa, shown and described as Auditor’s Parcel “A” on a Plat of Survey recorded in Wapello County, Iowa, on April 20, 2015, as Document 2015-1463, Book 13-L, Page 751, containing 32.65 acres more or less.

Direct access between the above described parcel of land and U.S. 63 and its ramp will be prohibited. Also, no access will be permitted on Dahlonega Road, from the access ramp to relocated Angle Road.

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 93.6. 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 6th day of February, 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 Tab Page 114 in the State Land Office.

Paul D. Pate, Iowa Secretary of State
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 Jon C. Simplot and Cheryl A. Simplot as joint tenants with full rights of survivorship and not as tenants in common, real estate in Wapello County, Iowa, and more particularly described as follows:

A part of the Northwest Quarter of the Southeast Quarter, a part of the Northeast Quarter of the Southeast Quarter, and a part of the Southeast Quarter of the Southeast Quarter of Section 8, and a part of the Northeast Quarter of the Northeast Quarter of Section 17, all in Township 72 North, Range 13 West of the Fifth Principal Meridian, Wapello County, Iowa, shown and described as Auditor's Parcel "A" on a Plat of Survey recorded in Wapello County, Iowa, on April 20, 2015, as Document 2015-1463, Book 13-L, Page 751, containing 32.65 acres more or less.

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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 25th day of February, 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 114, in the State Land Office.

Paul D. Pate, Iowa Secretary of State
In the Matter of the Condemnation of Certain Rights in Land by the Iowa Department of Transportation for the Improvement of

Relocated Primary Road No. U. S. 63
east of the City of Ottumwa
located in Wapello County, Iowa
Project No. NHSN-63-2(64)--2R-90
Group "C"

TO:
Jon C. Simplot, 1515 Lane Oak Circle, Fairfield, Iowa
Cheryl A. Simplot, 1515 Lane Oak Circle, Fairfield, Iowa
Wapello County, Iowa, c/o County Auditor, 101 West 4th Street, Ottumwa, Iowa

and to all other persons, companies or corporations having any interest in or owning any of the following described real estate:

The SE¼SE¼ and part of the NW¼SE¼ and NE¼SE¼, of Sec. 8; part of the SW¼SW¼ of Sec. 9; and part of the NE¼NE¼ of Sec. 17, all in T72N, R13W of the 5th P. M., Wapello County, Iowa.

You, and each of you, are hereby notified that the State of Iowa desires certain rights in land more specifically described as follows and shown with reference to their location as to land affected on the plat Exhibit "A" attached hereto and to the Application filed with the Chief Judge of the Judicial District containing Wapello County, Iowa, and in the Office of the Sheriff of Wapello County, Iowa, to which you are referred:

The title in fee simple sought to be appropriated is in land described as follows and as shown on the plat Exhibit "A" attached hereto and by reference made a part hereof:

"Commencing at the center of Section Eight (8), Township Seventy-two (72) North of Range Thirteen (13) West, thence South to the Southwest corner of the North Half of the Southeast Quarter of said Section; thence East 23.75 chains, thence North 14 degrees East to the East and West center line of said Section, thence West 29.65 chains to the place of beginning, which lies South and East of the center of the Public Highway leading from Dahlonega to Ottumwa."

Wapello County Project No. NHSN-63-2(64)--2R-90
John C. Simplot, et ux (Parcel 28)
Continued on next page
Also, "A part of Section Eight (8), Nine(9) and Seventeen (17) in Township Seventy-two (72) North, of Range Thirteen (13) West, bounded as follows, to-wit: Beginning at the Southwest corner of said Section 9; thence East 7.78 chains to a corner, thence North 17.21 chains to a corner; thence West 27.53 chains to corner on the West line of the SE-¼ of the SE-¼ of said Section 8; thence South 18.51 chains to corner; thence East 19.75 chains to corner; thence North 1.30 chains to corner at the place of beginning."

Also, "A part of the E-¼ of the SE-¼ of Section 8, Township 72 North Range 13 West, to beginning at the Northwest corner of the SE-¼ of the SE-¼ of Section 8, thence South 2.84 chains; thence East 16 chains; thence North 17.70 chains; thence West 8.60 chains; thence South 13 degrees West 15.10 chains; thence West 3.85 chains to beginning."

All of the above described land is located in Wapello County, Iowa.

In connection with this condemnation proceeding it is specifically provided that any and all improvements, including fences or agricultural crops, if any, located wholly within the land sought in fee simple title, are condemned in their entirety.
IOWA DEPARTMENT OF TRANSPORTATION
PLAT EXHIBIT "A"

COUNTY _WAPELLO_ STATE CONTROL NO.
PROJECT NO. NHSN-63-2(64)--2R-90 PARCEL NO. 28
SECTION 8,9&17 TOWNSHIP 72N RANGE 13W
ROW-FEE TOTAL AC,EASE AC, BORROW AC, EXCESS-FEE AC
ACQUIRED FROM JON C. SIMPLOT, ET UX

A-B South to SW Cor.N1/4SE1(Deed)
B-C East 23.75 chains (Deed)
C-D North 14° East to E-W centerline of Sec. 8 (Deed)
D-A West 29.65 chains to Center of Sec. 8 (Deed)

E-F South 2.84 chains (Deed)
F-G East 16 chains (Deed)
G-H North 17.70 chains (Deed)
H-J West 8.60 chains (Deed)
J-C South 13° West 15.10 chains (Deed)
C-E West 3.85 chains (Deed)

K-L East 7.78 chains (Deed)
L-M North 17.21 chains (Deed)
M-F West 27.53 chains (Deed)
F-N South 18.51 chains (Deed)
N-O North 19.75 chains (Deed)
O-K North 1.30 chains (Deed)

NOTE: All references to (Deed) are to Trustees’ Deed recorded in Book 487, Page 1073, Office of Wapello County Recorder.
IOWA DEPARTMENT OF TRANSPORTATION
PLAT OF SURVEY
AUDITOR’S PARCEL “A”

COUNTY  WAPELLO
PROJECT NO.  NHSN-063-2(64)-2R-90
STATE CONTROL NO.  ———
SECTION  8 & 17  TOWNSHIP  72N  PARCEL NO.  28
RANGE  13W
ACQUIRED FROM  JON C. SIMPLOT, ET UX
EXCESS PARCEL  ±32.65 Acres
ACCESS CONTROL  ———
AREA  ———

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 “A”

A part of the Northwest Quarter of the Southeast Quarter, a part of the Northeast Quarter of the Southeast Quarter, and a part of the Southeast Quarter of the Southeast Quarter of Section 8, and a part of the Northeast Quarter of the Northeast Quarter of Section 17, all in Township 72 North, Range 13 West of the Fifth Principal Meridian, Wapello County, Iowa, also designated as Auditor’s Parcel “A”, being more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 8; thence North 01 degrees 34 minutes 27 seconds West along the west line of said Southeast Quarter of the Southeast Quarter a distance of 1324.49 feet to the north line of the South—Hof of said Southeast Quarter; thence South 88 degrees 09 minutes 15 seconds West along said north line a distance of 366.78 feet to the southerly easement line of Dahnenga Road as presently established; thence North 56 degrees 40 minutes 54 seconds East a distance of 367.28 feet; thence North 75 degrees 46 minutes 47 seconds East a distance of 470.42 feet; thence South 34 degrees 38 minutes 06 seconds East a distance of 757.32 feet; thence South 21 degrees 29 minutes 25 seconds East a distance of 552.39 feet; thence South 04 degrees 48 minutes 01 seconds West a distance of 433.79 feet; thence South 01 degrees 53 minutes 20 seconds West a distance of 122.13 feet; thence South 88 degrees 33 minutes 56 seconds West a distance of 950.06 feet to the west line of the Northeast Quarter of the Northwest Quarter of said Section 17; thence North 01 degrees 45 minutes 53 seconds West along said west line a distance of 25.80 feet to the Point of Beginning, containing 32.65 acres, more or less.
IOWA DEPARTMENT OF TRANSPORTATION
PLAT OF SURVEY
AUDITOR'S PARCEL "A"

COUNTY: WAPello
STATE CONTROL NO.: -------
PROJECT NO.: NHSN-063-2(64)-2R-90
SECTION: 8 & 17
TOWNSHIP: 72N
RANGE: 13W
ACQUIRED FROM: JON C. SIMPLOT ET UNIX
EXCESS PARCEL: 3.32 Acres

REFERENCE SURVEYS:
United States Public Land Corner
Certificate prepared by Keith E. 
Vladimer, dated July 25, 1999, as 
part of Iowa Department of 
Transportation Project No. 
N-5-3-2(57)-19-93

Plot of Survey prepared by 
Wendall W. Folkerts for Charles O. 
Handling, dated May 18, 2005 and 
recorded as Document No. 
2005-2515 in Book 11-J, Page 
334 in the Wapello County 
Recorder's Office.

* ALL 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.

My license renewal date is December 31, 2016

License number: 15943

Scale: 1"=400'

Legend:
- RECORD: Set 5/8"x30" REDBAR W/ALUM. CAP STAMPED
- PAGE: 5/8"x30" REBAR W/ORANGE PLASTIC CAP #15943

No. 15943