

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 12/03/03, 1 Pennsylvania PL, Apt 315, Ottumwa, IA 52501

State of Iowa

OFFICE OF THE SECRETARY OF STATE

Patent No. 6073

STATE LAND OFFICE

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

A part of the Northeast Quarter of the Southwest Quarter and a part of the Southeast Quarter of the Southwest Quarter of Section 5, 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 October 15, 2014, as Document 2014-4328 in Book 13-L, Page 676, containing 19.05 acres more or less.

Direct access between the above described parcel of land and IA 163/63 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).

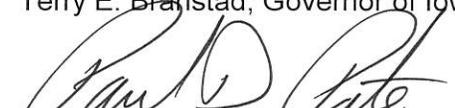
Declaration of Value Filing is not required, as the State of Iowa is the Grantor and exempt from such filing by Section 428A.1 of the Code of Iowa.

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 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 9th day of March, 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 122 in the State Land Office.


Paul D. Pate, Iowa Secretary of State

Book 525
Page 1075

05138

INDEXED
RECORDED
PROVEN
VOLUME

WAPELLO COUNTY, IOWA
03 FEB 27 AM 10:32

542-13
THIS - 8 DAY OF February
BY PHYLLIS DEAN
TRANSFER BOOKS AND FOR TAXATION
16.00 du
D.O.J.
2003
WAPELLO CO. AUDITOR
CLERK DEPUTY



JOYCE HASS
RECORDER
Preparer Info.: Belinda H. Merritt, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010
Address Tax Statements: Property Management Supvr., Office of Right of Way, 800 Lincoln Way, Ames, IA 50010

WARRANTY DEED

For the consideration of Two hundred forty thousand and no/100-----(\$240,000.00)-----Dollars and other valuable consideration in hand paid by Iowa Department of Transportation, **MARGUERITE IRENE KHOLEIF AKA MARGUERITE KHOLEIF**, single, does hereby convey to the **STATE OF IOWA**, real estate in Wapello County, Iowa:

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

The Southeast Quarter of the Northwest Quarter; and the Northeast Quarter of the Southwest Quarter; and part of the Southeast Quarter of the Southwest Quarter lying North of the Highway; all in Section Five (5), Township Seventy-two (72) North, Range Thirteen (13) West of the 5th P.M. in Wapello County, Iowa, described as follows: Beginning at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section Five (5); thence West to a point 530.4 feet East of the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section Five (5); thence South 798.58 feet to center line of said public highway thence Southeasterly along center line of said public highway to intersect with East line of Southeast Quarter of the Southwest Quarter of Section Five (5); thence North to place of beginning.

This deed is given in fulfillment of a certain purchase agreement dated December 16, 2002, and recorded in the Wapello County Recorder's Office on December 26, 2002, in Book 523, Page 46, except 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.

REAL ESTATE TRANSFER TAX PAID 1	
\$ 383.20	STAMP #
Joyce Hass	
RECORDER	
2/27/03	90
DATE	COUNTY

Recorded in the STATE LAND OFFICE	E:
27	Page(s) 700
No. 6073	
3-9-16	

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 2/14, 2003. (SIGN IN INK)

Marguerite Kholeif
Marguerite Irene Kholeif

(NOTARY PLEASE COMPLETE LEFT AND RIGHT SIDES)

ALL-PURPOSE ACKNOWLEDGMENT

STATE OF Texas, COUNTY OF Montgomery; ss.
On this 14th day of February, A.D. 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared

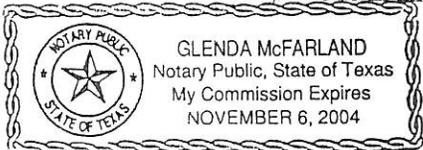
Marguerite Kholeif

 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)

Glenda McFarland (Sign in Ink)
Glenda McFarland (Print/Type Name)

Notary Public in and for the State of

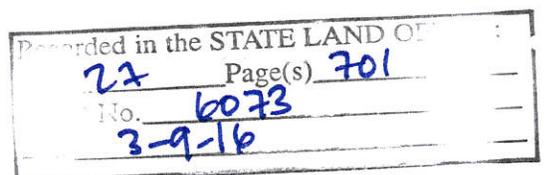


CAPACITY CLAIMED BY SELLER:

- 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:

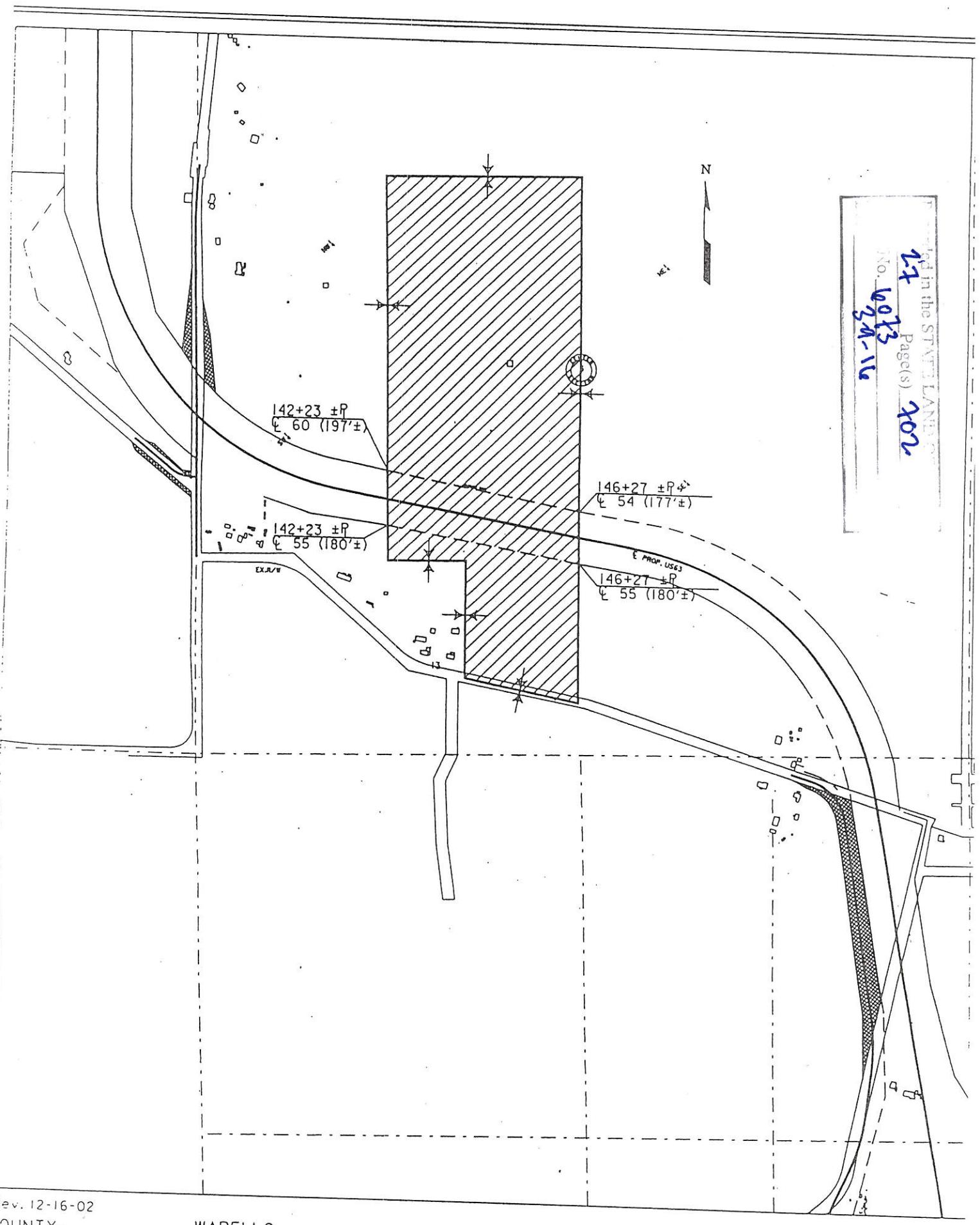
Names of entity(ies) or person(s)



IOWA DEPARTMENT OF TRANSPORTATION

EXHIBIT "A"

COUNTY Wapello STATE CONTROL NO. _____
 PROJECT NO. NHSN-63-2(64)--2R-90 PARCEL NO. 13
 SECTION 5 TOWNSHIP 72N RANGE 13W
 ROW-FEE _____ AC, EASE _____ AC, BORROW _____ AC, EXCESS-FEE _____ AC
 ACQUIRED FROM Marguerite Irene Kholcif





Document 2014 4328

✓✓✓

Book 13-L Page 676 Type 11 001 Pages 3
Date 10/15/2014 Time 10:33:36AM
Rec Amt \$17.00

✓INDE
✓CHK
✓SCAN
✓COPY

LISA KENT, RECORDER
WAPELLO COUNTY IOWA

\$17.00pd
French-Reneker

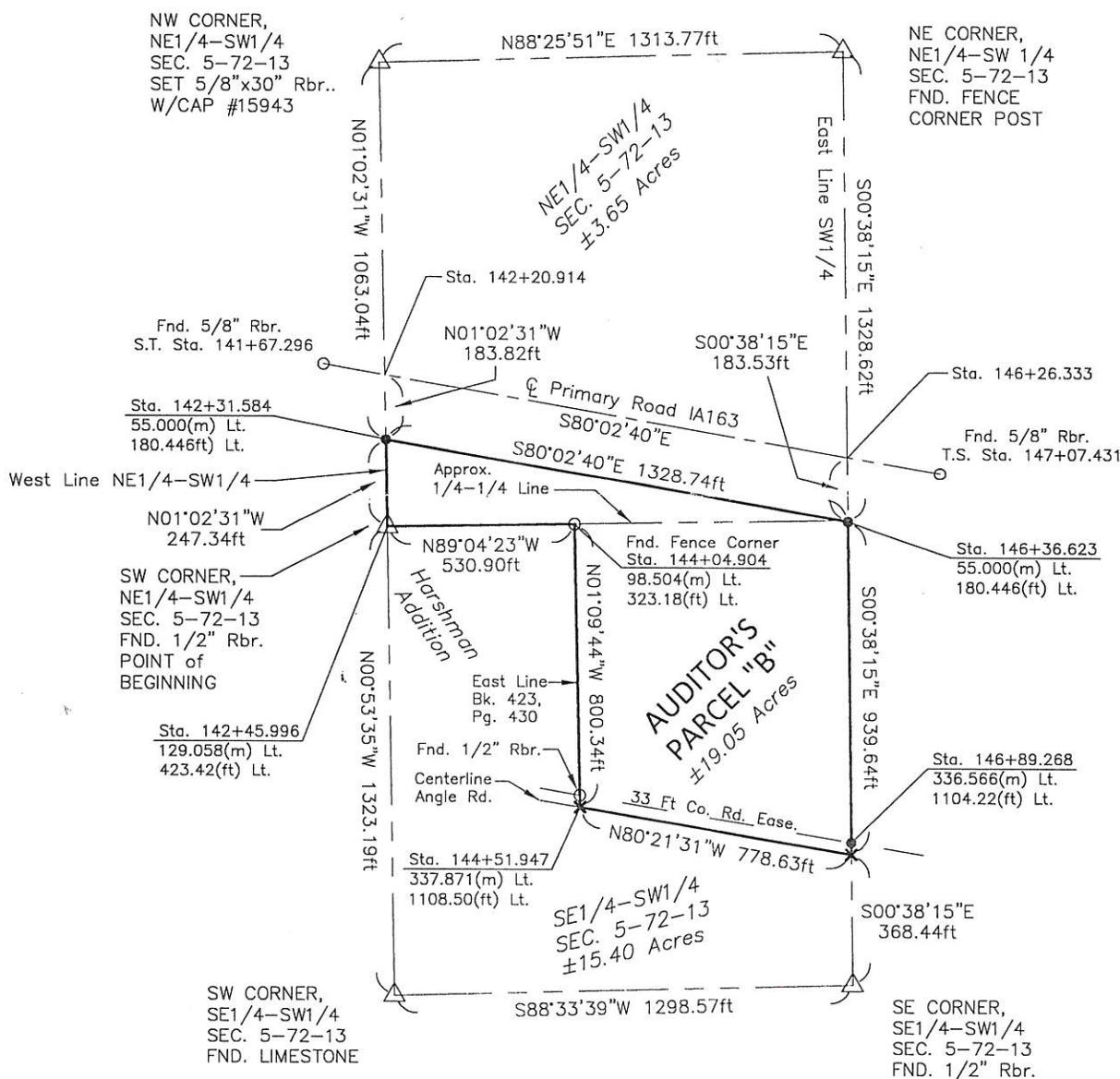
Prepared by: French-Reneker-Associates, Inc.
Surveyor: Jason C. Hull

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 NO.	-----
PROJECT NO.	NHSN-063-2(64)--2R-90	PARCEL NO.	13
SECTION	5	TOWNSHIP	72N
		RANGE	13W
ACQUIRED FROM	MARGUERITE IRENE KHOLEIF	AREA	-----
EXCESS PARCEL	±19.05 Acres	ACCESS CONTROL	-----



27
No. 10073
3-1-14
703

* ALL BEARINGS AND DISTANCES ARE THE RESULT OF GPS OBSERVATIONS *



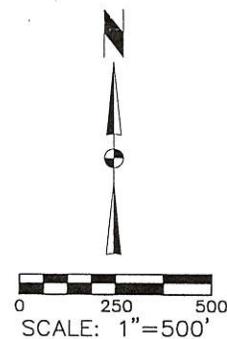
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Jason C. Hull 10-14-14
Jason C. Hull, P.L.S. date

License number 15943

My license renewal date is December 31, 2014

Pages or sheets covered by this seal: 1-3



LEGEND: SECTION CORNER..... Δ	FOUND MONUMENT (AS NOTED)..... ○	SET 5/8"x30" REBAR W/ORANGE PLASTIC CAP #15943..... ●	FRENCH-RENEKER-ASSOCIATES, INC. Fairfield, Iowa Engineers & Surveyors Drawn By: JCH Date: 10-6-14 Project No. 14-048 SHEET 1 OF 3
	SET "MAG NAIL"..... x		

Prepared by: French-Reneker-Associates, Inc.
Surveyor: 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 NO. -----
PROJECT NO. NHSN-063-2(64)--2R-90 PARCEL NO. 13
SECTION 5 TOWNSHIP 72N RANGE 13W
ACQUIRED FROM MARGUERITE IRENE KHOLEIF AREA -----
EXCESS PARCEL ±19.05 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 August 21, 2014, for the purpose of locating and marking the following described parcel of land, to-wit:

AUDITOR'S PARCEL "B"

A part of the Northeast Quarter of the Southwest Quarter and a part of the Southeast Quarter of the Southwest Quarter of Section 5, 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:

Beginning at the Southwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 5; thence North 01 degrees 02 minutes 31 seconds West along the west line of said Northeast Quarter of the Southwest Quarter a distance of 247.34 feet; thence South 80 degrees 02 minutes 40 seconds East a distance of 1328.74 feet to the east line of the Southwest Quarter of said Section 5; thence South 00 degrees 38 minutes 15 seconds East along said east line a distance of 939.64 feet to the centerline of Angle Road as established; thence North 80 degrees 21 minutes 31 seconds West along said centerline a distance of 778.63 feet to the east line of a certain parcel of land as described in a Warranty Deed in Book 423, Page 433 in the Wapello County Recorder's Office; thence North 01 degrees 09 minutes 44 seconds West along said east line a distance of 800.34 feet to the easterly extension of the north line of Harshman Addition as established; thence North 89 degrees 04 minutes 23 seconds West along said north line and the easterly extension thereof a distance of 530.90 feet to the Point of Beginning, containing 19.05 acres, more or less.

Recorded in the STATE LAND OFFICE
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3-9-16

FRENCH-RENEKER-ASSOCIATES, INC. *A*
Fairfield, Iowa Engineers & Surveyors
Drawn By: JCH Date: 10-6-14
Project No. 14-048 SHEET 2 OF 3

