State of Iowa

OFFICE OF THE SECRETARY OF STATE

STATE LAND OFFICE

Patent No. 6163

The STATE OF IOWA, subject to conditions listed in this patent, hereby conveys to Bradley Wardlow, Trustee of Bradley Wardlow Trust dated January 31, 1995, an undivided one-half interest and Carol Wardlow, Trustee of Carol Wardlow Trust, dated January 31, 1995, an undivided one-half interest, real estate in Appanoose County, Iowa, and more particularly described as follows:

DESCRIPTION of Tract West of old Railroad Right of Way

A parcel of land located in the NE ¼ SE ¼ of Section 12, Township 66 North, Range 16 West of the 5th P.M., Appanoose Co., Iowa, as shown on the Right of Way Plat, Exhibit "A", attached hereto and by reference made a part thereof.

Commencing at the NW corner of said NE ¼ SE ¼; thence South, 337.2 feet, along the West line of said NE ¼ SE ¼; thence S 88 degrees 45½ minutes E, 33.0 feet, to the Easterly Right of Way Line of a County Road; the point of beginning; thence South 560.0 feet, along said Right of Way line; thence S 88 degrees 45½ minutes E, 692.0 feet, to the Westerly, Right of Way line of the Chicago and Southwestern Railroad; thence Northwesterly, 615.5 feet, along a 2814.9 foot radius curve, concave Northwesterly, having a long chord of 614.3 feet, bearing N 27 degrees 43 minutes E, along said Railroad Right of Way line; thence N 88 degrees 45½ minutes W, 977.8 feet, to the point of beginning; Containing 10.7 Acres, more or less. The west line of the NE ¼ SE ¼ of said Section 12, is assumed to bear North and South;

Excluding therefrom the following described tract:
Auditor's Parcel "A" being a part of the Northeast Quarter of the Southeast Quarter, of Section 12, Township 68 North, Range 18 West of the 5th Principal Meridian, Appanoose County, Iowa, as shown on the Plat Exhibit "A", attached hereto and by reference made a part hereof and more particularly described as follows:

(continued on next page)

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 1st day of January, 2017.

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 213 in the State Land Office.

Paul D. Pate, Iowa Secretary of State
Appanoose County
Wardlow Patent
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Commencing at the northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 12; thence South 00 degrees 48 minutes 48 seconds East, a distance of 337.11 feet; thence South 89 degrees 38 minutes 51 seconds East, a distance of 33.01 feet to the Northwest Corner of a tract of land described in deed to The Iowa State Highway Commission recorded on August 30, 1974 in Book 110, Page 338 in the office of the Appanoose County Recorder being the Point of Beginning, thence continuing South 89 degrees 38 minutes 51 seconds East, a distance of 100.00 feet, along the northerly line of said tract; thence South 00 degrees 48 minutes 48 seconds East, a distance of 100.00 feet; thence North 89 degrees 38 minutes 51 seconds West, a distance of 100.00 feet to the westerly line of said tract; thence North 00 degrees 48 minutes 48 seconds West, a distance of 100.00 feet, along said westerly line to the Point of Beginning, containing 0.23 acre, more or less.

NOTE: The westerly line of the Southeast Quarter of said Section 12 is assumed to bear South 00 degrees 48 minutes 48 seconds East.

Said parcel remaining tract of land contains 10.47 acres more or less.

AND

A parcel of land located in the NE¼ SE¼ of Sec. 12, T88N, R18W of the 5th P.M., Appanoose County, Iowa, as shown on Right of Way Plat Exhibit "A-1" attached hereto and by reference made a part hereof.

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

Commencing at the East ¼ Corner of said Sec. 12; thence S0º00'03"E, 577.0 ft. along the east line of the SE ¼ of said Sec. 12; thence N89º01'00"W, 33.0 ft. to the north line of a certain tract of land described in Book 51, Page 46 in the Office of the Appanoose County Recorder, the Point of Beginning; thence continuing N89º01'00"W, 256.0 ft. along said north line to the presently established westerly right of way line of the former Chicago Southwestern Railroad now Appanoose County Community Railroad, Inc.; thence southerly 73.1 ft. along said right of way line along a 2.914 ft. radius curve, concave westerly having a long chord of 73.1 ft. bearing S26º30'46"W; thence S85º59'01"E, 331.7 ft. to the presently established westerly right of way line of Primary Road No. 6; thence N0º03'25"W, 86.0 ft. along said right of way line to the Point of Beginning, containing 0.48 acres, more or less.

Direct access to IA 5 will be limited to the current access at Sts. 749+35.6.

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.
IOWADOT
PLAT OF SURVEY
AUDITOR'S PARCEL "A"

COUNTY APPANOSE STATE CONTROL NO.
PROJECT NO. BC 9C2G (009)-80-04 PARCEL NO. 2
SECTION 12 TOWNSHIP 68N RANGE 18W
ACQUIRED FROM VERNE L. LOGAN, CENTERTOWN, IOWA (CONTRACT PURCHASER)
ROY E. MCFARLAND & CECIL F. MCFALAND (FEE HOLDERS) AREA ± 0.23 AC

SCALE: 1" = 100'

LEGEND:
○ = SET 5/8" RED BRICK MARKER PLASTIC CAP #5521
▼ = FOUND 4" X 4" X 48" CONCRETE MONUMENT
□ = A CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE
   IOWA STATE HIGHWAY COMMISSION RECORDED ON AUG. 30,
   1974 IN BOOK 110, PAGE 336 IN THE OFFICE OF THE
   APPANOSE COUNTY RECORDER.
(RM) = Measured
(RO) = Recorded
(C) = Calculated

MONUMENT IS 0.40' EAST OF CORNER

MONUMENT IS 0.36'
EAST OF CORNER

MONUMENT IS 0.36'
EAST OF CORNER

MONUMENT IS 0.64'
MONUMENT IS 0.64'
MONUMENT IS 0.36'

I hereby certify that this land surveying document was prepared and the related survey work was performed by or under my direct personal supervision and that I am a duly
licensed land surveyor under the laws of the State of Iowa.
Craig J. Steffenmeier LIC. No. 15216
Licence is subject to renewal on February 25, 2019.

9/14/2016
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For 2

156-894-2015
156-894-2015
156-894-2015
156-894-2015
IOWA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT
EXHIBIT "A-1"

COUNTY APPANOISE
PROJECT NO. BG-9C201009-80-04
SECTION 12
ROW - FEE 0.48
ACQUIRED FROM FARMER COMPANY INC.
PARCEL NO.
RANGE 18-W
AC, EXCESS - FEE

LEGEND:
- 4"x4"x48" - CONCRETE MONUMENT
- CORNER POST AS SHOWN ON A PLAT BY RALPH F. SEAR P.E. & L.S. NO. 4663, RECORDED IN BOOK 91, PAGE 44.
(-) = DRED OR PLATTED DIMENSION

CENTREVILLE MAINTENANCE SITE
PRESENTLY ESTABLISHED WESTERNLY RIGHT OF WAY
LINE OF PRIMARY ROAD
NO. 1006.

PRESENTLY ESTABLISHED EASTERNLY RIGHT OF WAY
LINE OF THE CHICAGO,
SOUTHWESTERN RAILROAD

N-89°06'01"-W, 238.0'
N-89°06'01"-W, 977.0'

I hereby certify that this plat is a true and accurate representation of the land herein described, measured
by me or under my direct supervision, and that I am a duly Registered Land Surveyor under the
laws of the State of Iowa.

DIANE B. MEINEN
RECOGNIZED PROFESSIONAL LAND SURVEYOR

STATE OF IOWA
LS. 6707

DATE DRAWN SCALE 1"= 200'

DATE 3/10/84