

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: Jerry Everett Lawson & Patricia A. Duvall-Lawson, 59611 Hwy 64, Sabula, IA 52070

State of Iowa

OFFICE OF THE SECRETARY OF STATE

Patent No. 6167

STATE LAND OFFICE

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Jerry Everett Lawson and Patricia A. Duvall-Lawson as joint tenants with full rights of survivorship and not as tenants in common**, real estate in **Jackson County**, Iowa, and more particularly described as follows:

A portion of a parcel of land located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13, Township 84 North, Range 6 East of the 5th P.M., Jackson County, Iowa as shown on the Plat of Survey attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the East Quarter Corner of said Section 13 and the Northeast Corner of the parcel described in the Iowa Department of Transportation plat of survey recorded in book 1-A, page 211 in the office of the Jackson County Recorder; thence S00° 08' 59"W, 500.00 feet along the east line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section; thence S89° 37' 11"W, 39.70 feet along the south line of said plat of survey to the presently established westerly right-of-way line of Primary Road U.S. 52 and the point of beginning; thence continuing along the south line of said plat of survey, S89° 37' 11"W, 835.25 feet to the Southwest Corner of said parcel; thence N00° 12' 05"E 499.60 feet along the west line of said plat of survey; thence N89° 35' 37"E, 832.51 feet along the north line of said plat of survey to the presently established right-of-way line of Primary Road U.S. 52; thence S00° 06' 48"E, 499.96 feet along said right-of-way line to the point of beginning, containing 9.57 acres, more or less.

And reserving an easement for the use and maintenance of a Global Positioning System (GPS) base station more particularly described as: commencing at the East Quarter Corner of said Section 13; thence S00° 08' 59"W, 179.82 feet along the east line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 13; thence S89° 35' 37"W, 41.18 feet to the presently established westerly right-of-way line of Primary Road U.S. 52 and to the point of beginning; thence S00° 06' 48"E, 100.00 feet along said right-of-way line; thence S89° 35' 37"W, 100.00 feet; thence N00° 06' 48"W, 100.00 feet; thence N89° 35' 37"E, 100.00 feet to the presently established westerly right-of-way line of Primary Road U.S. 52 and to the point of beginning, containing 0.23 acres, more or less.

(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 13th day of February 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 217 in the State Land Office.

Paul D. Pate, Iowa Secretary of State

Jackson County
Lawson Patent
Continued from previous page

And reserving an easement for the ingress and egress to the Global Positioning System (GPS) base station more particularly described as: commencing at the East Quarter Corner of said Section 13; thence S00° 08' 59"W, 179.82 feet along the east line of the NE ¼ SE ¼ of said Section 13; thence S89° 35' 37"W, 41.18 feet to the presently established westerly right-of-way line of Primary Road U.S. 52 and to the point of beginning; thence S89° 35' 37"W, 30.00 feet; thence N00° 06' 48"W, 45.00 feet; thence N89° 35' 37 E, 30.00 feet to the presently established right-of-line of Primary Road U.S. 52; thence S00° 06' 48"E 45.00 feet along said right-of-way line and to the point of beginning, containing 0.03 acres, more or less.

NOTE: The East line of the Southeast Quarter of said Section 13 is said to bear S00° 08' 59"W.

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.

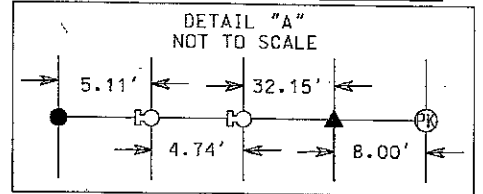
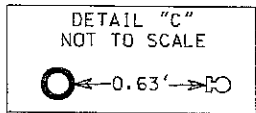
This transfer is exempt from transfer tax. Iowa Code Section 428A.2(6).

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.

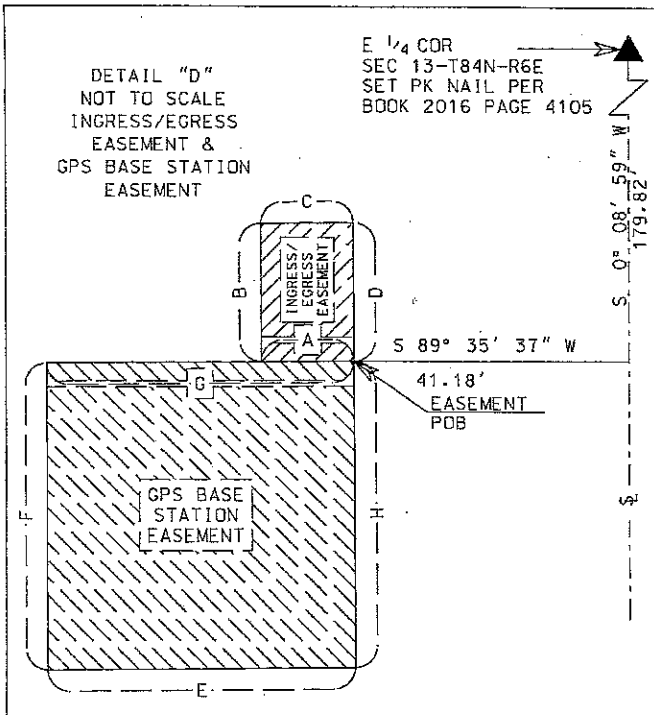
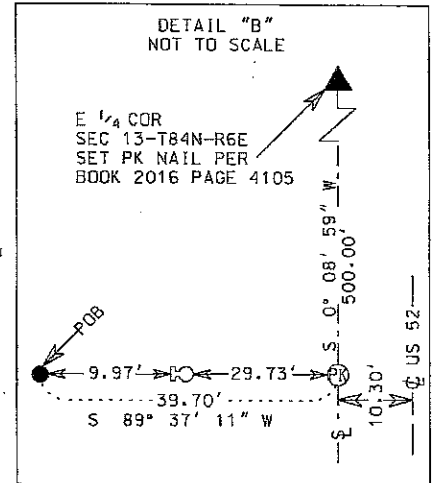
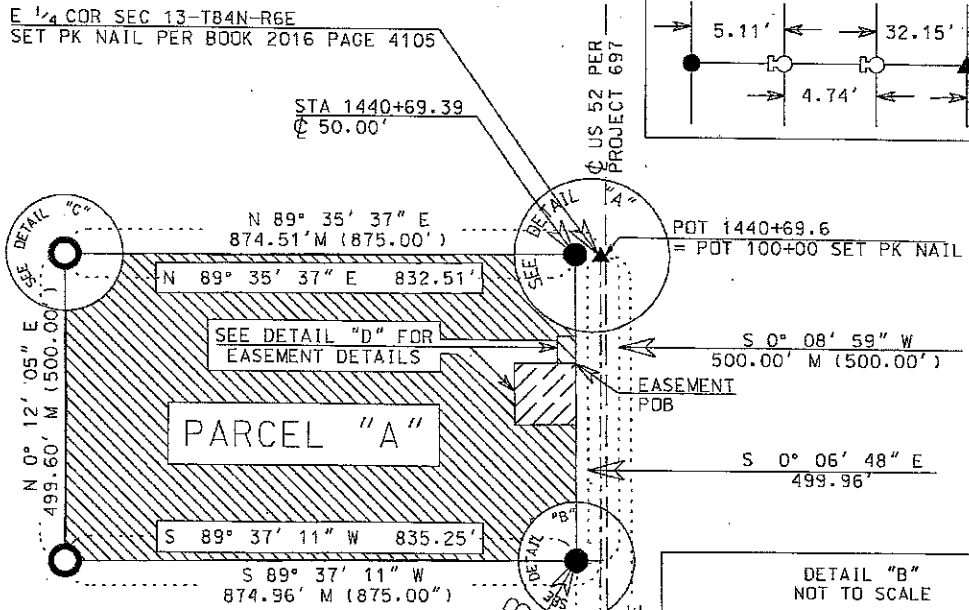
PLAT OF SURVEY
AUDITOR'S PARCEL "A"
IOWA DEPARTMENT OF TRANSPORTATION
EXCESS RIGHT-OF-WAY



COUNTY JACKSON STATE CONTROL NO. _____
PROJECT NO. BG-007L(150) 80-49 PARCEL NO. _____
SECTION 13 TOWNSHIP 84 NORTH RANGE 6 EAST
ROW-FEE 9.57 ACRES ROW-EASE 0.26 ACRES
ACQUIRED FROM A.J. WULF & FRANCES WULF, HUSBAND & WIFE
ORIGINAL ACQUISITION RECORDED AT THE JACKSON COUNTY RECORDER'S
OFFICE IN PLAT BOOK 1-A PAGE 211 AND BOOK 109 PAGE 455.



NE 1/4 SE 1/4
SEC 13-T84N-R6E



STA 1435+69.42
± 50.00'



1 in = 300'

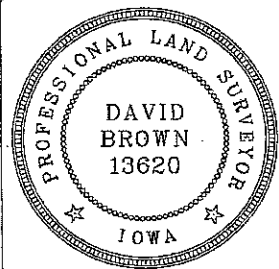
LEGEND

- SET 5/8" REBAR W/IDOT ALUM CAP
- FOUND 3/4" GAS PIPE
- ⊓ FOUND RIGHT-OF-WAY RAIL
- ⊙ SET PK NAIL
- ▲ SECTION CORNER MONUMENT

PT 1427+70.1 BK
= PT 1427+69.05 AH

SE CORNER SEC 13-T84N-R6E
SET 5/8" REBAR WITH RED CAP
PER BOOK 2016 PAGE 4104

METES AND BOUNDS FOR EASEMENTS		
INGRESS/EGRESS EASMENT		
COURSE	BEARING	DISTANCE
A	S 89° 35' 37" W	30.00
B	N 00° 06' 48" W	45.00
C	N 89° 35' 37" E	30.00
D	S 00° 06' 48" E	45.00
0.03 ACRES		
GPS BASE STATION EASEMENT		
COURSE	BEARING	DISTANCE
E	S 89° 35' 37" W	100.00
F	N 00° 06' 48" W	100.00
G	N 89° 35' 37" E	100.00
H	S 00° 06' 48" E	100.00
0.23 ACRES		



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.

David B. Brown Jan. 9, 2017
DAVID B. BROWN LICENSE NO. 13620 DATE

My license renewal date is December 31, 2017.

Pages or sheets covered by this seal: This page only