

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: Warren D. Hoenig, 2323 255<sup>th</sup> Avenue, Fort Madison, IA 52627

# State of Iowa

## OFFICE OF THE SECRETARY OF STATE

Patent No. 6228

### STATE LAND OFFICE

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Warren D. Hoenig**, real estate in **Lee County, Iowa**, and more particularly described as follows:

A parcel of land located in the West One-Half of Section 1, being a part of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 1, Township 67 North, Range 5 West of the 5th Principal Meridian, Lee County, Iowa, as shown on the Acquisition Plat Exhibit "A" (Plat 2 of 2), attached hereto and by reference made a part hereof. Said parcel is described as follows:

Commencing at the southeast corner of the West One-Half of said Section 1; thence North 00°57'18" West along the easterly line of said West One-Half of Section 1 a distance of 556.77 feet (557.84 feet-record) to the Southeast corner of a tract of land described in Book 07N, Page 871 in the Office of the Lee County Recorder; thence South 89°54'19" West (West-record) along the southerly line of said tract 941.17 feet (952.41 feet-record) to the southwest corner of said tract and the centerline of R.B. Winke Drive; thence North 01°25'55" West (North 01°20' West-record) along the westerly line of said tract and said centerline 1772.04 feet to the Point of Beginning; thence continuing North 01°25'55" West (North 01°20' West-record) along said westerly line 372.96 feet to the former southerly right of way line of Bluff Road as re-established from Lee County Project Number FM-56(27)--55-56; thence North 74°32'43" East (North 75°19' East-record) along said right of way line 549.54 feet (595.56 feet ±-record) to the northwest corner of Leroy Hoenig's property; thence South 12°13'59" West, 191.12 feet; thence South 47°10'50" West, 236.05 feet; thence South 60°42'27" West, 351.68 feet to the Point of Beginning, containing 3.38 acres, more or less, including 0.59 acre, more or less, within the presently established road Right of Way.


NOTE: The easterly line of said West One-Half of Section 1 is assumed to bear North 00°57'18" West.


(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, **Kim Reynolds**, 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 31<sup>st</sup> day of January, 2018.

  
\_\_\_\_\_  
Kim Reynolds, Governor of Iowa

  
\_\_\_\_\_  
Paul D. Pate, Iowa Secretary of State

I hereby certify that the foregoing Patent is recorded in Vol. 27 Page 278 in the State Land Office.

  
\_\_\_\_\_  
Paul D. Pate, Iowa Secretary of State

Lee County  
Hoenig Patent  
Continued from previous page

Direct access between the above described parcel of land and U.S. 61 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.



Iowa Department of Transportation  
ACQUISITION PLAT 2 OF 2  
EXHIBIT "A"

COUNTY LEE STATE CONTROL NO. \_\_\_\_\_  
PROJECT NO. NHSX-61-1(109)-3H-56 PARCEL NO. 24  
SECTION 1 TOWNSHIP 67N RANGE 5W  
ROW-FEE 3.38\* AC EASE \_\_\_\_\_ AC EXCESS-FEE \_\_\_\_\_ AC  
ACCESS RIGHTS \_\_\_\_\_  
ACQUIRED FROM ROSIE D. HELLING

\* INCLUDES 0.59 ACRE WITHIN PRESENTLY ESTABLISHED RIGHT OF WAY

