

Prepared by \ Return to:
Cindy Howell, IA Department of Transportation, Right of Way Office, 800 Lincoln Way, Ames, IA 50010, 515-239-1534
Address Tax Statements: Pierce Investment Properties, LLC, 205 Grove Street, Oakland, IA 51560

State of Iowa

OFFICE OF THE SECRETARY OF STATE

STATE LAND OFFICE

Patent No. 6250

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Pierce Investment Properties, LLC**, real estate in **Pottawattamie** County, Iowa, and more particularly described as follows:

A parcel of land located in North 8 feet of Lot 2, all of Lots 3 and 4 and the South 3/4 of Lot 5 in Block 14, Original Town of Oakland, Pottawattamie County, Iowa, as shown on Plat of Survey, attached hereto and by reference made a part hereof, said parcel is more particularly described as follows:

Beginning at SE corner of Lot 1 in Block 14, Original Town of Oakland; thence N21°23'09"E 80.22 feet along the easterly line of said Lot 1 and Lot 2; thence N68°19'09"W 118.93 feet thence N21°18'36"E 129.31 feet; thence S68°19'09"W 119.10 feet to a point on the easterly line of Lot 5; thence S21°23'09"W 129.31 feet along said easterly line of Lots 5, 4, 3 and 2 to the point of Beginning. Said parcel contains 15,389 square feet or 0.35 acres.

AND

A parcel of land located in Lot 6 and the North 1/4 of Lot 5 in Block 14, Original Town of Oakland, Pottawattamie County, Iowa, as shown on Plat of Survey, attached hereto and by reference made a part hereof, said parcel is more particularly described as follows:

Beginning at NE corner of Lot 6 in Block 14, Original Town of Oakland; thence S21°23'09"W 112.27 feet along the easterly line of said Lot 6 and Lot 5; thence N68°19'09"W 119.10 feet; thence N21°18'36"E 62.76 feet to a point on the north line of said Lot 6; thence N89°04'36"E 128.82 feet along said north line to the point of Beginning. Said parcel contains 10,427 square feet or 0.24 acres.

(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 17th day of May, 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 300 in the State Land Office.



Paul D. Pate, Iowa Secretary of State

Pottawattamie County
Pierce Investment Properties, LLC
Continued from previous page

Direct access between the above described parcels of land and U.S. 6 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.

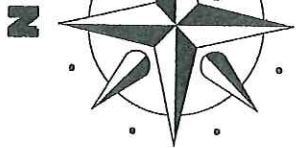


IOWA DEPARTMENT OF TRANSPORTATION

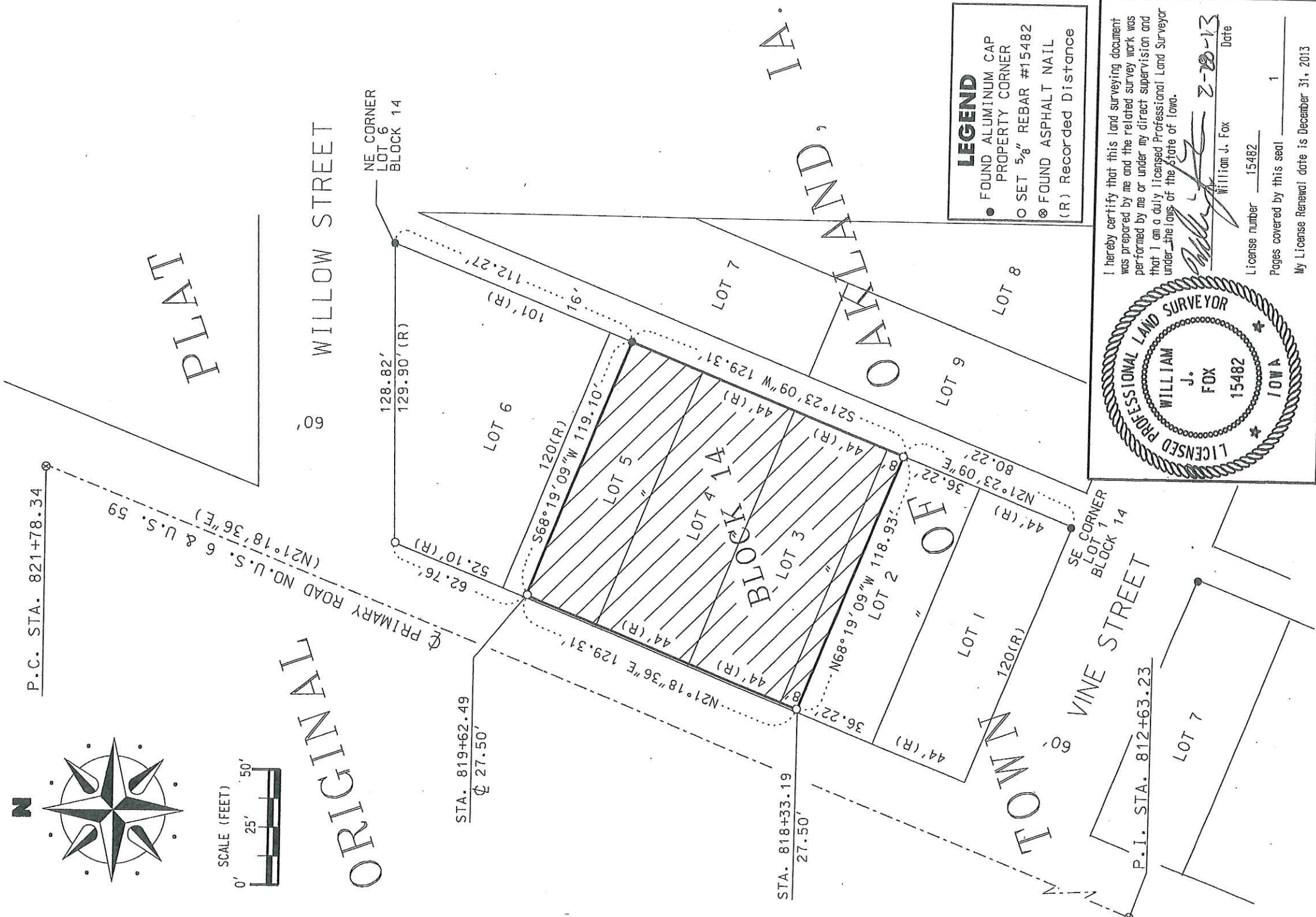


PLAT OF SURVEY

COUNTY POTTAWATTAMIE STATE CONTROL NO. 31
 PROJECT NO. FN-6-1(82)--21-78 PARCEL NO. 31
 SECTION 12 TOWNSHIP 75 N RANGE 40 W
 ROW-FEE _____ AC. EXCESS - FEE 15.389 \$0. FT. _____
 ACQUIRED FROM _____
 SOLD TO _____



ORIGINAL





IOWA DEPARTMENT OF TRANSPORTATION



PLAT OF SURVEY

COUNTY POTTAWATTAMIE STATE CONTROL NO. _____

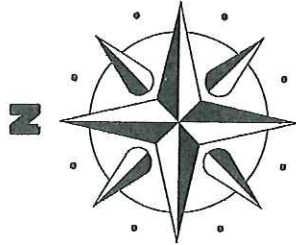
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SECTION 12 TOWNSHIP 75 N RANGE 40 W

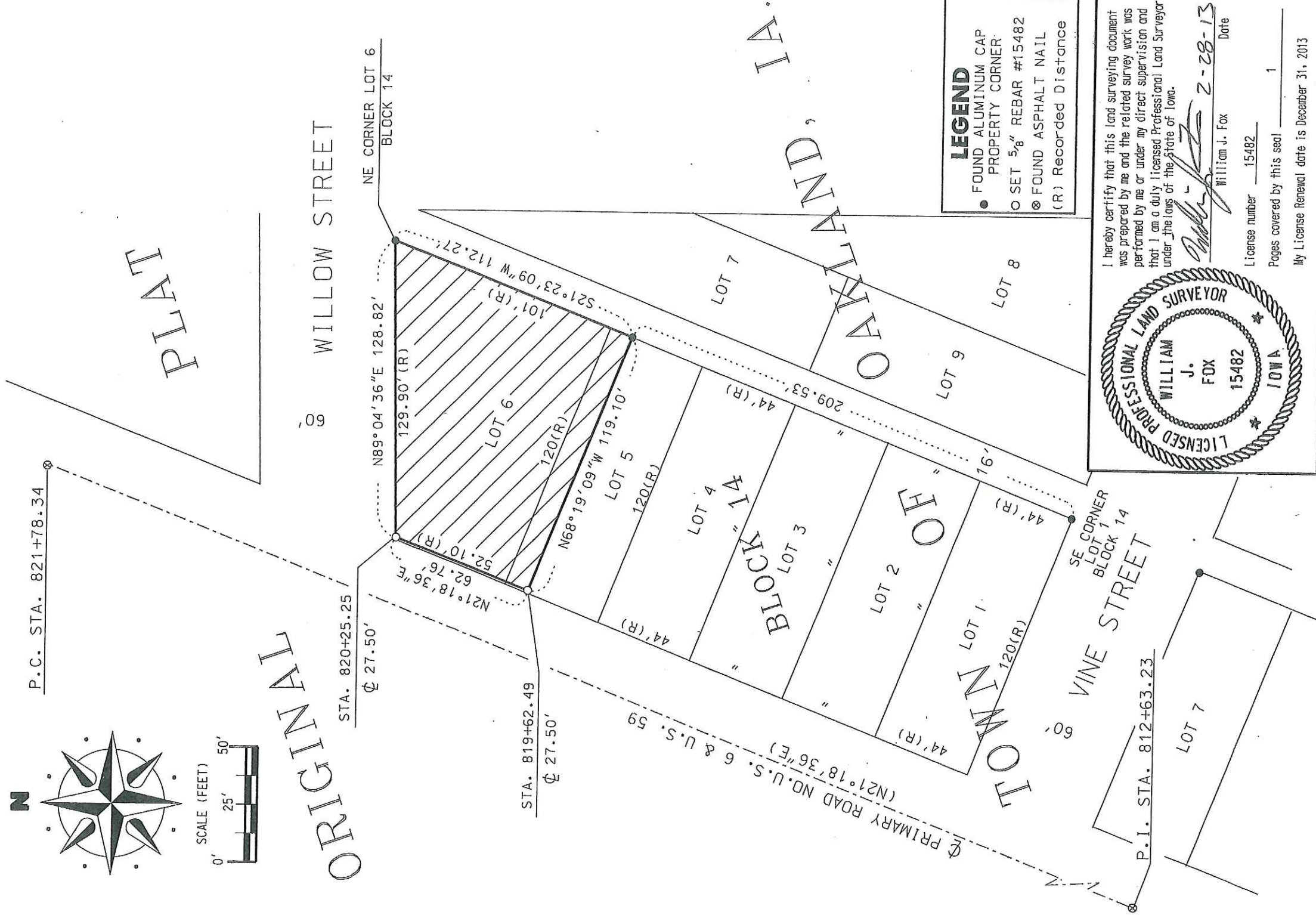
ROW-FEE _____ AC. EASE _____ AC. EXCESS - FEE 10.427 SQ. FT.

ACQUIRED FROM _____

SOLD TO _____

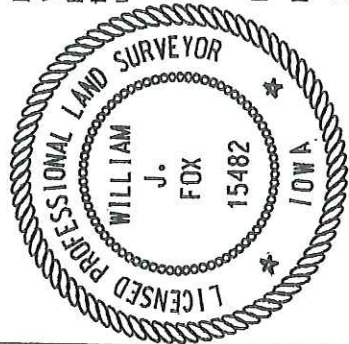


ORIGINAL



LEGEND

- FOUND ALUMINUM CAP PROPERTY CORNER
- SET 5/8" REBAR #15482
- ⊗ FOUND ASPHALT NAIL
- (R) Recorded Distance



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

William J. Fox 2-28-13
 Date
 William J. Fox
 License number 15482
 Pages covered by this seal 1
 My License Renewal date is December 31, 2013