

Deed Record, No. 57, Fremont County, Iowa

#3561 Fee \$1.60 Filed for record June 27, 1960 at 9:20 A.M. Vernon C. Marshall, Recorder
M. L. Marshall, Deputy

WARRANTY DEED

V.C.M.

KNOW ALL MEN BY THESE PRESENTS: That Henry Read and Themis N. Read, his wife, of Page County State of Iowa, in consideration of the sum of Eight Hundred Forty and no/100 (840.00)----- DOLLARS in hand paid by Iowa State Highway Commission, do hereby sell and convey unto the STATE OF IOWA, the following described premises situated in the County of Fremont, State of Iowa, to-wit:

A parcel of land located in the NE $\frac{1}{4}$ of Sec. 24, T69N, R40W of the 5th P.M., Fremont County, Iowa, lying on both sides of part of the following described centerline of Primary Road No. US 59 as shown on Official plans for Project F-442.

The centerline designated by Station points 100 feet apart, numbered consecutively from south to north, said numbers being adjusted at Station 63+03.9 which equals Station 0+00, is described as follows: Beginning at Station 57+93.7, a point 7.1 ft. west of the E $\frac{1}{4}$ corner of said Sec. 24, thence Northerly 510.2 ft. to Station 63+03.9, which equals Station 0+00, thence continuing northerly 831.1 ft. to Station 8+31.1, thence northerly 600 ft. along a 58,937.9 ft. radius curve, concave easterly, and tangent to the preceding and following courses to Station 14+31.1, thence northerly 695.8 ft. to Station 21+26.9, a point 17.4 ft. west of the NE corner of said Sec. 24.

Said parcel is described as follows: All that part of a parcel of land described as follows: The NE $\frac{1}{4}$ of said Sec. 24, except Lots 1, 2 and 4 and also excepting, "Beginning at a point on the East line of Sec. 24 where the center line of Highway No. 2, being the center of the pavement thereon, and the center line of Sheridan Ave, in the City of She. Page Co. Iowa, intersect the East line of Sec. 24, thence South along said Sec. line 360 ft.; thence at right angles to said Sec. line, West for 350 ft., thence north, at right angles, and parallel to the said Sec. line, to the center of the said Highway 2, being the center of the pavement now thereon; thence easterly along said center line of said Highway No. 2 to the place of beginning. The East line of said Sec. 24 is taken as due North in describing this parcel of land, subject to all easements for Highways along the North and East sides of the above described parcel of land as now established, and the easement for the sewer line through said land", lying easterly of a line beginning at a point 75 ft. normally distant westerly from centerline on the north line of said Lot 4, thence to a point 75 ft. normally distant westerly from Station 8+31.1, thence concentric with centerline to a point 75 ft. normally distant westerly from Station 14+31.1, thence to a point 75 ft. normally distant westerly from Station 14+50, thence to a point 80 ft. normally distant westerly from Station 17+00, thence to a point 80 ft. normally distant westerly from Station 20+00, thence to a point 225 ft. normally distant westerly from centerline on the north line of said NE $\frac{1}{4}$.

Said parcel contains 0.8 acres, more or less, exclusive of the present established road.

Grantors hereby relinquish all rights of direct access between Primary Road No. US 59, and the grantors' remaining property adjacent thereto, excepting and reserving to the grantors commercial entrances at Station 6+50 and Station 14+50, all on the west side. This covenant shall run with the title to the land and shall be binding on the grantors, their heirs, successors and assigns.

Revenue Stamps \$1.10
Cancelled 6-21-60

and we hereby covenant with the said STATE OF IOWA that we are lawfully seized of said premises; that they are free from incumbrance; that we have good and lawful authority to sell and convey the same, and we do hereby warrant and will defend the title to said premises against the claims of all persons whomsoever, and the said Themis N. Read hereby relinquishes her right of dower in and to the premises hereinbefore conveyed.

Signed this 21st day of June, A.D. 1960.

Henry Read (Henry Read)
Themis N. Read (Themis N. Read)

STATE OF IOWA,
Page County, ss.

On this 21st day of June, A.D. 1960, before Lillian Carlson, a Notary Public in and for Page County, State of Iowa, personally appeared Henry Read and Themis N. Read to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

(SEAL)

Lillian Carlson
Notary Public in and for said County.