

3-11-66

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3-11-66

No. 906 BOOK 289 DEEDS PAGE 152
Form 079
REV. 1-1-64
1284 981286 Parcel No. 20

WARRANTY DEED

Knows All Men by These Presents: That Waters Implement Company

of Henry County, State of Iowa, in consideration of the sum of Two Thousand Five Hundred Fifty and no/100 (\$2,550.00) - 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 Henry, State of Iowa, to-wit:

A parcel of land located in the NE 1/4 of Sec. 3, T71N, R6W of the 5th P.M., Henry County, Iowa, lying on both sides of part of the following described centerline of Primary Road No. U.S. 218 and the south side of the following described centerline of Winfield Avenue Connection, as shown on Official plans for Project F-218-2(1)--20-44.

The centerline of Primary Road No. U.S. 218, designated by station points 100 feet apart, numbered consecutively from south to north, is described as follows: Beginning at Sta. 625+23.9, a point 1243.8 ft. east of the W 1/4 corner of said Sec. 3, on the north line of the SW 1/4 thereof, thence S17°26 1/2'E 1611.2 ft. to Sta. 609+12.7.

The centerline, of Winfield Avenue Connection, designated by station points 100 feet apart, numbered consecutively from west to east, is described as follows: Beginning at Sta. 40+00, a point on the centerline of Primary Road No. U.S. 218, located at Sta. 625+23.7, thence S89°59 1/2'E 205.0 ft. to Sta. 42+05.

Said parcel is described as follows: All that part of said NE 1/4 SW 1/4 that lies easterly of a line beginning at a point 60 ft. normally distant westerly from centerline on the south line of said NE 1/4 SW 1/4, thence to a point 60 ft. normally distant westerly from Sta. 618+50, thence westerly along a line normal to Sta. 618+50 to the west line of said NE 1/4 SW 1/4, thence northerly along said west line to the north line of said NE 1/4 SW 1/4 and westerly of a line beginning at a point 60 ft. normally distant easterly from centerline on the south line of said NE 1/4 SW 1/4, thence to a point 60 ft. normally distant easterly from Sta. 623+12, thence to a point 50 ft. thence north to the north line of said NE 1/4 SW 1/4.

Said parcel contains 3.4 acres, more or less, exclusive of the present established road.

Note: The north line of the SW 1/4 of said Sec. 3 is assumed to bear East and West.

Grantor hereby relinquishes all rights of direct access to and from Primary Road No. U.S. 218 and that portion of the grantor's remaining property described as: NE 1/4 SW 1/4 of Sec. 3, T71N, R6W of the 5th P.M. (Sta. 611+19 (PL) to Sta. 625+23.9), reserving only a type B commercial entrance at Sta. 612+00, on both sides. This covenant shall run with the title to the land and shall be binding on the grantor, his heirs, successors and assigns.

Revenue Stamps \$3.30
Cancelled 1967



No. 906 WARRANTY DEED
Filed for Record March 1, 1967 at 8:51 A.M. Fee \$3.60
Recorded March 2, 1967 Helen M. Virden, Recorder

And the grantors do hereby covenant with the said STATE OF IOWA that said grantors are lawfully seized of said premises, that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever; and said grantors covenant to warrant and defend the title to said premises against the lawful claims of all persons whatsoever, and each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises. Iowa State of Dec. 30 AM 7:07 RECEIVED (not legible)

Words and phrases herein, including acknowledgment names, shall be construed as in the singular or plural number, and as feminine or masculine gender, according to the context.

Signed this _____ day of _____, A.D. 19____

Waters Implement Company
by R. E. Waters

F-218-2(1)-2-24
Henry
Serial No. 20

Form 471-3
COUNTY of Henry STATE of Iowa
On this 27th day of February, A.D. 1942 before me, the undersigned, a Notary Public in and for said County, personally appeared _____
R. E. Waters and K. W. [unclear]
to me personally known, who being by me duly sworn, did say that they are the
W. L. [unclear] and Secretary [unclear] respectively,
of said Waters Implement Company, a CORPORATION organized under the laws of the STATE of _____ and that said instrument was signed and sealed on behalf of said COMPANY by authority of its board of directors; and the said R. E. Waters and _____ acknowledged the execution of said instrument to be the voluntary act and deed of said _____ Corporation by it voluntarily executed. (Seal) (Seal)
[Signature]
Notary Public in and for said County

(see plat next page)

Parent No. 20
County Henry
Project F-218-2(1)-20-4

WARRANTY DEED
Waters Implement Co
by R. E. Waters (President)
TO
STATE OF IOWA
Entered for taxation this _____ A. D. 1____
County Assn
Filed for Record on the _____ A. D. 20____
which _____ M. and _____
Book _____ of _____ on Page _____
By _____ Day _____

400
L. L.

No. 908
IOWA STATE HIGHWAY COMMISSION
I.O.W.

BOOK 279 DEEDS

PAGE 154

RECORDED
DATE..... 19.....
BOOK..... PAGE.....

Revised No. 20

PROPERTY PLAT

ACQUIRED FROM WATERS IMPLEMENT COMPANY

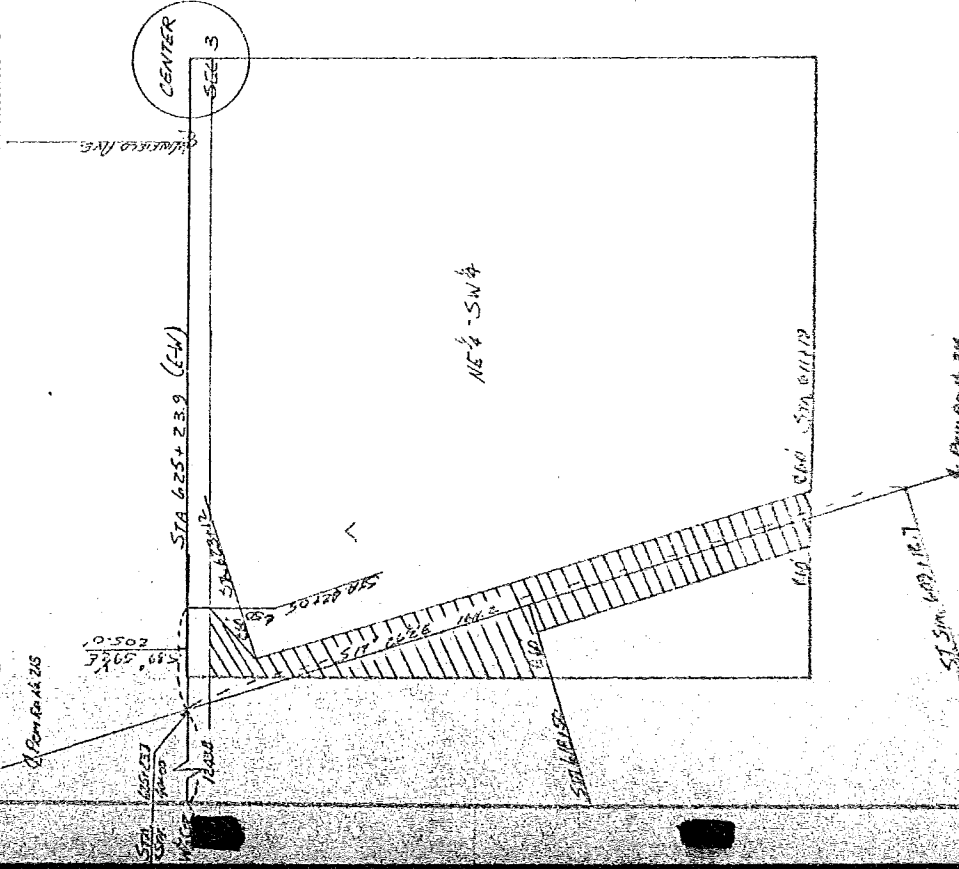
R.O.W. 34' ACRES CONSIDERATION \$ 5,850.00
BORROW ACRES

ACQUIRED BY WARRANTY DEEP. CONTRACT DATED Nov. 7, 1966
LOCATION

FROM § STA. 6114.18 TO § STA. 6253.23.9

SECTION 3 TWP. 71N RANGE 6W

CIVIL TWP CENTERS IOWA



..... HENRY COUNTY PROJECT NO. F-218-200--20-4-4

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