

Deed Record, No. 57, Fremont County, Iowa

#3562 Fee \$1.60 Filed for record June 27, 1960 at 9:27 A.M. Vernon C. Marshall, Recorder
M. L. Marshall, Deputy

VCH

WARRANTY DEED

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 Five Hundred Twelve and 50/100 (512.50) 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 $\frac{1}{4}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$, all in 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 Rhd No. US 59 as shown on Official plans for Project F-524.

The centerline designated by Station points 100 feet apart, numbered consecutively from south to north, is described as follows: Beginning at Station 31+53.2, a point on the SE corner of said Sec. 24, thence N 0°09.2'W 2640.5 ft. to Station 57+93.7, a point 7.1 ft. west of the E $\frac{1}{2}$ corner of said Sec. 24, thence continuing N 0°09.2'W 150.2 ft. to Station 59+43.9.

Said parcel is described as follows: All that part of a parcel of land described as follows: The NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 24 (except a tract commencing at the SE corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, thence north 150 ft. along section line, thence west parallel with the south line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ 223.93 ft., thence south parallel with the east line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ 150 ft. to south line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, thence east along south line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ 223.93 ft. to point of beginning, containing 0.77 acres); The NE $\frac{1}{4}$ of said Sec. 24, excepting therefrom Lots 1, 2 and 4, and also excepting a tract described as follows: "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 centerline of Sheridan Ave. in the City of Shen. Page Co. Iowa, intersects 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 60 ft. normally distant westerly from centerline on the south line of above described parcel, thence to a point 60 ft. normally distant westerly from Station 57+93.7, thence to a point 50 ft. normally distant westerly from Station 59+43.9, a point on the south line of above described exception, which lies south of the present Primary Road No. 2.

Said parcel contains 0.41 acres, more or less, exclusive of the present established road.

Note: The east line of said Sec. 24 is assumed to bear due north.

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 a joint commercial entrance at Station 46+13, a commercial entrance at Station 52+25, a farm entrance at Station 55+34 and a joint commercial entrance at Station 59+47.5, all on the west side only. It is understood by the grantors that the joint commercial entrances mentioned above are to be shared by the respective owners of adjoining properties both to the north and south. 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 me 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.