

# State of Iowa

## OFFICE OF THE SECRETARY OF STATE

1299  
MONTGOMERY COUNTY, IOWA  
FILED FOR RECORD  
DATE 2-2-45  
TIME 8:54 A.M. P.M.  
PATRICIA ENGLAND, Recorder  
Book 200 Page 34

Patent No. 4486

\$ 4.00 Fee

### STATE LAND OFFICE

To all to whom these Presents shall come, Greeting: Ruth E. Nelson, an undivided 46% interest; Leonard Nelson Marital Trust, an undivided 46% interest; Ruth E. Nelson and Lanny H. Nelson, Trustees; Villa Village, Inc., an undivided 8% interest, of Montgomery County, Iowa, have deposited in the office of the Secretary of State a Certificate of the Iowa Department of Transportation

whereby it appears that full payment has been made by the said Leonard Nelson Marital Trust, an undivided 46% interest, Ruth E. Nelson and Lanny H. Nelson, Trustees; Villa Village, Inc., an undivided 8% interest, Lanny H. Nelson, President for the following described property situated in Montgomery County, Iowa, to-wit:

Tract 1:

A parcel of land in the SW 1/4 NE 1/4 of Sec. 21, T72N, R38W of the 5th P.M., Montgomery County, City of Red Oak, Iowa, as shown on Right of Way Plat Exhibit "A" attached hereto and by reference made a part hereof, more particularly described as follows:

Commencing at the center of Section 21-72-38; thence North a distance of 899.7 feet to a point on the centerline of U.S. Highway 34; thence continuing North a distance of 140.03 feet; thence S88°48'E, a distance of 33.01 feet to the Point of Beginning; thence North a distance of 234.02 feet; thence East a distance of 47.0 feet; thence South along the West line of Lot 2, Senate Subdivision, a distance of 235.0 feet; thence N88°48'W, a distance of 47.01 feet to the Point of Beginning, containing 11,068 sq. ft., more or less.

And

"continued on reverse"

which said tract has been purchased by the said Ruth E. Nelson, an undivided 46% interest; Leonard Nelson Marital Trust, an undivided 46% interest, Ruth E. Nelson and Lanny H. Nelson, Trustees; Villa Village, Inc., an undivided 8% interest; Lanny H. Nelson, President in accordance with the provisions of the statutes of the State of Iowa, and which sale has been duly approved by the Iowa Department of Transportation.

Now, know Ye, That the State of Iowa, in consideration of the premises and in conformity with the several Acts of the General Assembly, in such cases made and provided, Has Given and Granted, and by these presents does give and grant unto the said Ruth E. Nelson, an undivided 46% interest; Leonard Nelson Marital Trust, an undivided 46% interest; Ruth E. Nelson and Lanny H. Nelson, Trustees; Villa Village, Inc., an undivided 8% interest; Lanny H. Nelson, President, and to their heirs and assigns the said tract of land above described, to have and to hold the same, together with all the rights, privileges, immunities, and appurtenances of whatsoever nature thereunto belonging, unto the said Ruth E. Nelson, an undivided 46% interest; Leonard Nelson Marital Trust, an undivided 46% interest, Ruth E. Nelson and Lanny H. Nelson, Trustees; Villa Village, Inc., an undivided 8% interest; Lanny H. Nelson, President, and to their heirs and assigns forever.



In Testimony Whereof, I Terry E. Branstad, Governor of the State of Iowa, have caused these letters to be made Patent, and the Great Seal of the State of Iowa to be hereunto affixed. Given under my hand at Des Moines, the 25th day of January, in the year of our Lord, one thousand, nine hundred and ninety-five

By the Governor Terry E. Branstad  
Paul D. Pate Secretary of State

Deputy

I hereby certify that the foregoing Deed is recorded in Vol. 21 Page 03

Paul D. Pate Secretary of State

Deputy

MONTGOMERY COUNTY  
RECORD BOOK NO. 200

Tract 2:

A parcel of land in the SW 1/4 NE 1/4 and the NW 1/4 NE 1/4 of Sec. 21, T72N, R38W of the 5th P.M., Montgomery County, City of Red Oak, Iowa, as shown on Right of Way Plat Exhibit "A" attached hereto and by reference made a part hereof, more particularly described as follows:

Commencing at the center of Section 21-72-38; thence North a distance of 899.7 feet to a point on the centerline of U.S. Highway 34; thence continuing North a distance of 374.02 feet; thence East a distance of 33.0 feet to the Point of Beginning; thence North a distance of 251.21 feet; thence East a distance of 47.0 feet; thence South along the West line of Lot 1, Senate Subdivision, a distance of 251.21 feet; thence West a distance of 47.0 feet to the Point of Beginning, containing 11,807 sq. ft., more or less.

And

Tract 3:

A parcel of land in the NW 1/4 NE 1/4 of Sec. 21, T72N, R38W of the 5th P.M., Montgomery County, City of Red Oak, Iowa, as shown on Right of Way Plat Exhibit "A" attached hereto and by reference made a part hereof, more particularly described as follows:

Commencing at the N 1/4 corner of Section 21-72-38; thence South a distance of 685.1 feet; thence East a distance of 33.0 feet to the Point of Beginning; thence S23°54'44"E, a distance of 115.9 feet; thence South a distance of 6.79 feet; thence West a distance of 47.0 feet; thence North a distance of 112.79 feet to the Point of Beginning, containing 2,810 sq. ft., more or less.

And

Tract 4:

A parcel of land in Lot 1 of the NE 1/4 NW 1/4 of Sec. 21, T72N, R38W of the 5th P.M., Montgomery County, City of Red Oak, Iowa, as shown on Right of Way Plat Exhibit "A" attached hereto and by reference made a part hereof, more particularly described as follows:

Commencing at the N 1/4 corner of Section 21-72-38; thence South a distance of 685.1 feet; thence West a distance of 33.0 feet to the Point of Beginning; thence South a distance of 84.62 feet; thence West a distance of 38.66 feet; thence N23°54'44"E, a distance of 93.03 feet to the Point of Beginning, containing 1,636 sq. ft., more or less.

And

Tract 5:

A parcel of land in Lot 1 of the NE 1/4 NW 1/4 of Sec. 21, T72N, R38W of the 5th P.M., Montgomery County, City of Red Oak, Iowa, as shown on Right of Way Plat Exhibit "A" attached hereto and by reference made a part hereof, more particularly described as follows:

Commencing at the N 1/4 corner of Section 21-72-38; thence South a distance of 819.72 feet; thence West a distance of 33.0 feet to the Point of Beginning; thence West a distance of 47.0 feet; thence South along the East line of Lot 7, Nelson Subdivision II, a distance of 250.0 feet; thence West a distance of 47.0 feet; thence North a distance of 250.0 feet to the Point of Beginning, containing 11,750 sq. ft., more or less.

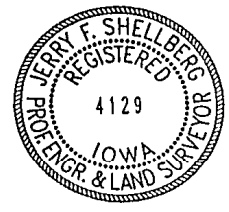
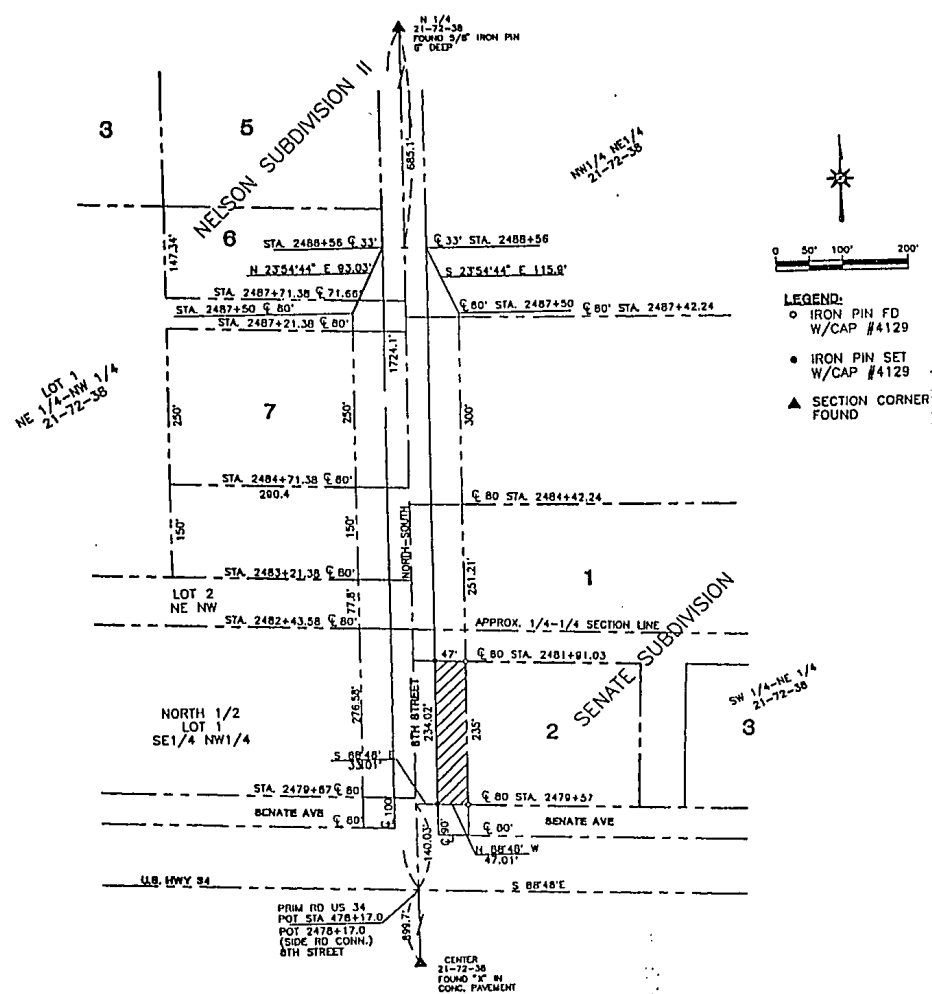
Declaration of Value Filing is not required as the State of Iowa is the Grantor and exempt from such filing by Section 428A.2(6) of the Code of Iowa.

\*\*Transportation, subject to the conditions of Sections 306.22, 306.23, 306.24, and 306.25, Iowa Code, 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.

MISCELLANEOUS RECORD BOOK NO. 200  
IOWA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY PLAT  
EXHIBIT "A"



COUNTY Montgomery STATE CONTROL NO. \_\_\_\_\_  
PROJECT NO. F-1128 PARCEL NO. 3A - TRACT 1  
SECTION 21 TOWNSHIP 72 N RANGE 38 W  
ROW - \_\_\_\_\_ AC. EASE \_\_\_\_\_ AC. EXCESS - FEE. 11,068 SQ. FT.  
Acquired from: L. T. Martin and Emerald Martin; Devco, Inc.

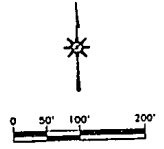
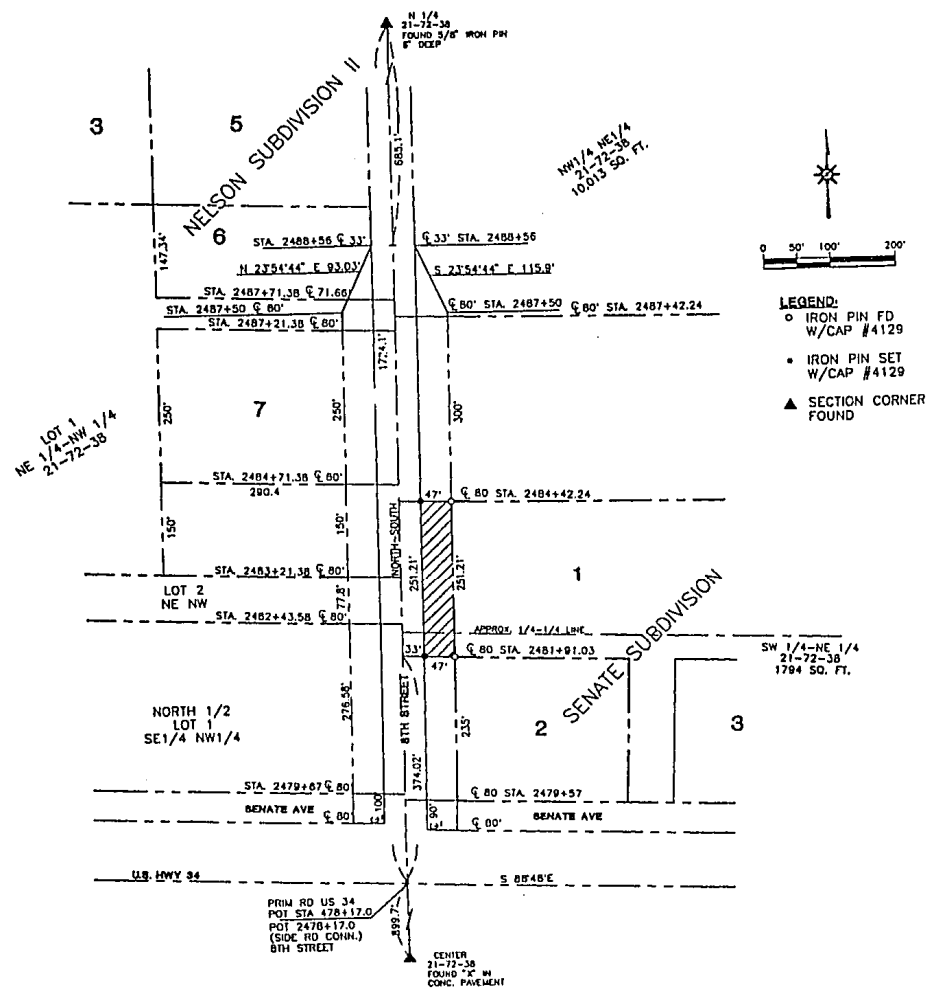


**CERTIFICATION**  
I hereby certify that this plat and survey were made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.  
*Jerry F. Shellberg* Date: September 30, 1994  
Jerry F. Shellberg  
Iowa Registration No. 04129 Exp. 12/95

EXHIBIT "A"

COUNTY Montgomery STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. F-1128 PARCEL NO. 3A - Tract 2  
 SECTION 21 TOWNSHIP 72 N RANGE 38 W  
 ROW - \_\_\_\_\_ AC. EASE \_\_\_\_\_ AC. EXCESS - FEE. 11,807.50 FT.

Acquired from: L. T. Martin and Emerald Martin; Devco, Inc.



**LEGEND:**  
 ○ IRON PIN FOUND W/CAP #4129  
 ■ IRON PIN SET W/CAP #4129  
 ▲ SECTION CORNER FOUND



**CERTIFICATION**

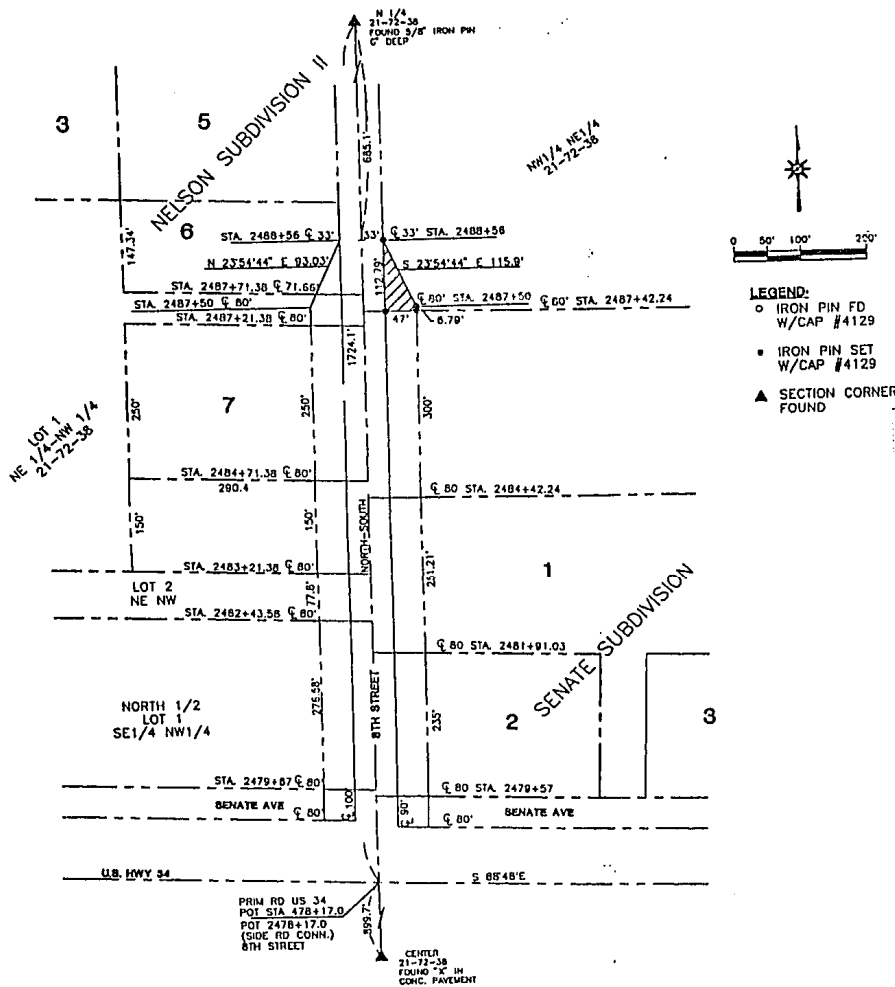
I hereby certify that this plat and survey were made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

*Jerry F. Shellberg* Date: September 30, 1994  
 Jerry F. Shellberg  
 Iowa Registration No. 04129 Exp. 12/95

MISCELLANEOUS RECORD BOOK NO. 200  
 RIGHT OF WAY PLAT  
 EXHIBIT "A"

COUNTY Montgomery STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. F-1128 PARCEL NO. 3A - Tract 3  
 SECTION 21 TOWNSHIP 72 N RANGE 38 W  
 ROW - \_\_\_\_\_ AC. EASE \_\_\_\_\_ AC. EXCESS - FEE. 2810 SQ. FT.

Acquired from: L. T. Martin and Emerald Martin; Devco, Inc.



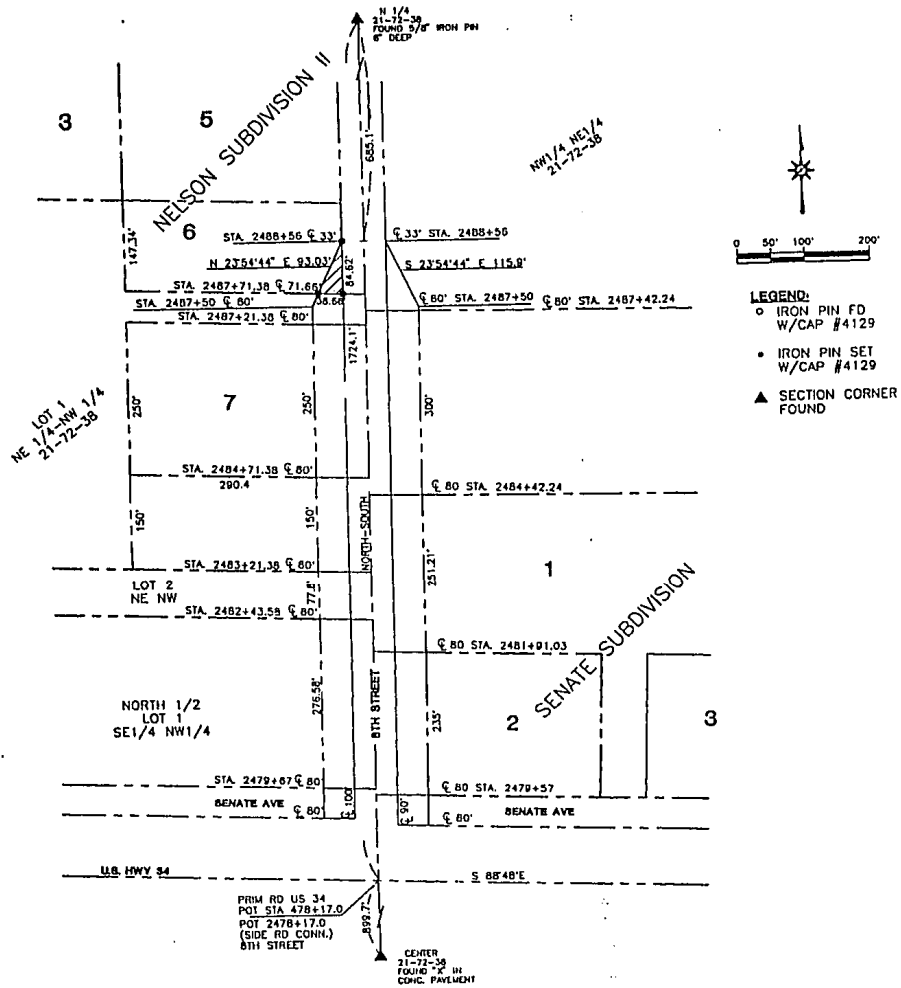
**CERTIFICATION**

I hereby certify that this plat and survey were made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.  
*Jerry F. Shellberg* Date: September 30, 1984  
 Jerry F. Shellberg  
 Iowa Registration No. 04129 Exp. 12/85



EXHIBIT "A"

COUNTY Montgomery STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. F-1128 PARCEL NO. 3A - Tract 4  
 SECTION 21 TOWNSHIP 72 N RANGE 38 W  
 ROW - \_\_\_\_\_ AC. EASE \_\_\_\_\_ AC. EXCESS - FEE. 1636 SQ. FT.  
 Acquired from: L. T. Martin and Emerald Martin; Devco, Inc.



**CERTIFICATION**

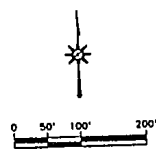
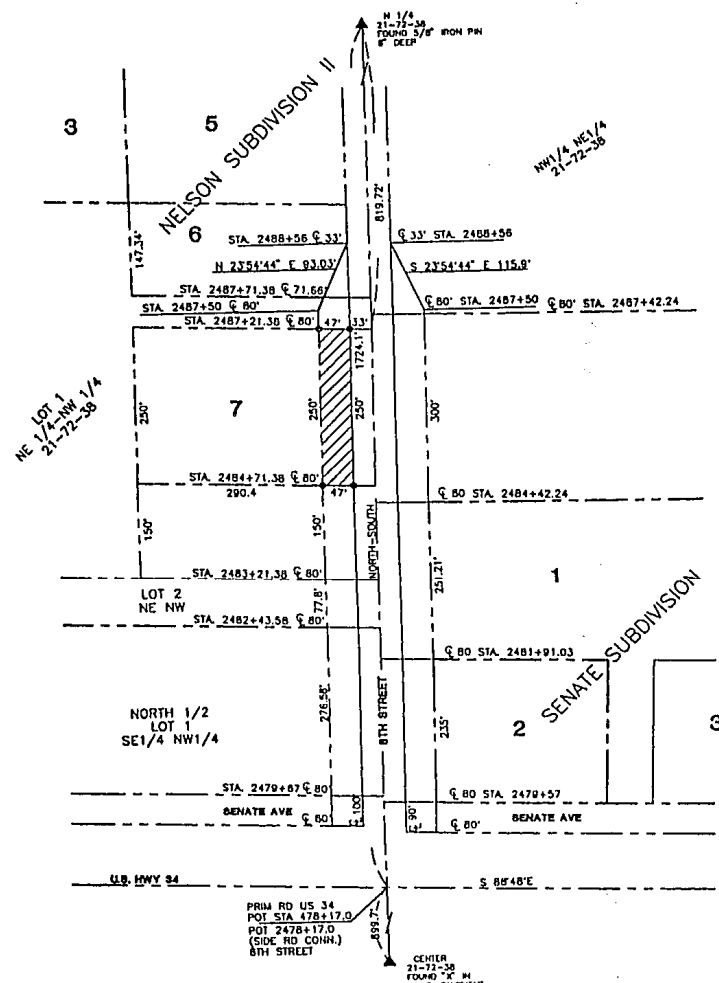
I hereby certify that this plat and survey were made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

*Jerry F. Shellberg* Date: September 30, 1994  
 Jerry F. Shellberg  
 Iowa Registration No. 04129 Exp. 12/85

MISCELLANEOUS RECORD BOOK NO. 200  
RIGHT OF WAY PLAT  
EXHIBIT "A"



COUNTY Montgomery STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. F-1128 PARCEL NO. 3A - Tract 5  
 SECTION 21 TOWNSHIP 72 N RANGE 38 W  
 ROW - \_\_\_\_\_ AC, EASE \_\_\_\_\_ AC, EXCESS - FEE, 11,750 SQ. FT.  
 Acquired from: L. T. Martin and Emerald Martin; Devco, Inc.



LEGEND:  
 ○ IRON PIN FD W/CAP #4129  
 ● IRON PIN SET W/CAP #4129  
 ▲ SECTION CORNER FOUND



**CERTIFICATION**  
 I hereby certify that this plat and survey were made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.  
 \_\_\_\_\_ Date: September 30, 1994  
 Jerry F. Shellberg  
 Iowa Registration No. 04129 Exp. 12/95