

Instr. Number: 2018-0891
Recorded: 4/20/2018 at 9:03:39.0 AM
Fee Amount: \$32.00
Revenue Tax: \$0.00
SUSAN SMITH RECORDER
O'Brien County, Iowa

IOWADOT

STATE LAND PATENT
Recorder's Cover Sheet

PREPARER INFORMATION: Cyndy Howell, Iowa Department of Transportation, Right of Way Office, 800 Lincoln Way, Ames, IA 50010 515-239-1534

TAXPAYER INFORMATION: JSC Trust, et al., 12119 Stratford Drive, Suite B, Clive, IA 50325

RETURN DOCUMENT TO: Cyndy Howell, Iowa Department of Transportation, Right of Way Office, 800 Lincoln Way, Ames, IA 50010

GRANTORS:

State of Iowa

GRANTEES:

JSC Trust, a one-third (1/3^o) interest;
WOODS COVE INVESTMENT, LLC, a
one-third (1/3^o) interest; WILLIAM C.
KNAPP 2006 TRUST-ROGER B.
KNAPP FAMILY GROUP TRUST, a
one-sixth (1/6^o) interest; WILLIAM C.
KNAPP 2006 TRUST-VIRGINIA I.
HAVILAND FAMILY GROUP TRUST, a
one-sixth (1/6^o) interest; individually and
collectively as tenants in common

LEGAL DESCRIPTION: See Page 2 and 3

DOCUMENT OR INSTRUMENT NUMBER OF PREVIOUSLY RECORDED DOCUMENTS:

O'Brien County Project No. NHSN-60-3(20)--2R-71
JSC Trust, et al. (Parcel 315 & 316 Seq. 1)

Page 1 of 5

Prepared by\ Return to:

Cyndy Howell, IA Department of Transportation, Right of Way Office, 800 Lincoln Way, Ames, IA 50010, 515-239-1534
Address Tax Statements: JSC Trust, et al., 12119 Stratford Drive, Suite B, Clive, IA 50325

State of Iowa

OFFICE OF THE SECRETARY OF STATE

Patent No. **6240**

STATE LAND OFFICE

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **JSC TRUST, a one-third (1/3rd) interest; WOODS COVE INVESTMENT, LLC, a one-third (1/3rd) interest; WILLIAM C. KNAPP 2006 TRUST-ROGER B. KNAPP FAMILY GROUP TRUST, a one-sixth (1/6th) interest; WILLIAM C. KNAPP 2006 TRUST-VIRGINIA I. HAVILAND FAMILY GROUP TRUST, a one-sixth (1/6th) interest; individually and collectively as tenants in common**, real estate in **O'Brien County, Iowa**, and more particularly described as follows:

A parcel of land located in part of the Southwest ¼ of the first Northwest ¼ and part of the Southeast ¼ of the first Northwest ¼ of Section 4, Township 96 North, Range 42 West of the 5th P.M., O'Brien County, Iowa as shown on Acquisition Plat Exhibit "A", Plat 2 of 4 attached hereto and by reference made a part hereof.

THE FEE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

Commencing at the West ¼ Corner of said Section 4; thence S 88°56'06"E 158.139 meters (518.83 feet) along the South line of the first Northwest ¼ of said Section 4, to the point of beginning; thence, continuing along said South line S 88°56'06"E 264.370 meters (867.36 feet) to the West line of the East 80 acres of the first Northwest ¼ of said Section 4; thence N 00°53'29"E 348.686 meters (1143.98 feet) along said West line; thence S 38°07'25"W 436.939 meters (1433.53 feet), to the point of beginning. Said parcel contains 11.39 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 a day of /RR , 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 _____ in the State Land Office.



Paul D. Pate, Iowa Secretary of State

O'Brien County
JSC Trust, et al
Continued from previous page

AND

A parcel of land located in part of the Southeast $\frac{1}{4}$ of the first Northwest $\frac{1}{4}$ of Section 4, Township 96 North, Range 42 West of the 5th P.M., O'Brien County, Iowa as shown on Acquisition Plat Exhibit "A", Plat 2 of 3 attached hereto and by reference made a part hereof.

THE FEE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

Beginning at the Center of said Section 4; thence N $00^{\circ}53'28''$ E 302.937 meters (993.89 feet) along the East line of the first Northwest $\frac{1}{4}$ of said Section 4; thence N $88^{\circ}55'50''$ W 389.765 meters (1278.76 feet) to the West line of the East 80 acres of the first Northwest $\frac{1}{4}$ of said Section 4; thence S $00^{\circ}53'29''$ W 302.968 meters (993.99 feet) along said West line, to the South line of the first Northwest $\frac{1}{4}$ of said Section 4; thence S $88^{\circ}56'06''$ E 389.766 meters (1278.76 feet) along said South line, to the point of beginning. Said parcel contains 29.18 acres.

Direct access between the above described parcels of land and IA 60 and the interchange ramps is 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.

FORM 634-0772
6-75

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A"
PLAT 2 OF 3



COUNTY **O'BRIEN** STATE CONTROL NO. _____
PROJECT NO. NHSN-60-3020)--2R-71 PARCEL NO. **16-Se.1**

SECTION 4 TOWNSHIP 6 RANGE 42W

ROW-FEE 29.18 AC EASE E AC EXCESS-FEE E AC

~~ACCESS RIGHTS~~

ACCESS RIGHTS ACQUIRED FROM ML STA 373+16 +/- PL RT. TO ML STA 378+86 +/- PL RT.

FEE TITLE 29.18 ACRES

N CORNER
SEC 4-96-42
FOUND BRASS PLUG

- A-B N 00°53'28"E 302.937m (993.89 FT)
- B-C N 88°55'50"W 389.765m (1278.76 FT)
- C-D S 00°53'29"W 302.968m (993.99 FT)
- D-A S 88°56'06"E 389.766m (1278.76 FT)

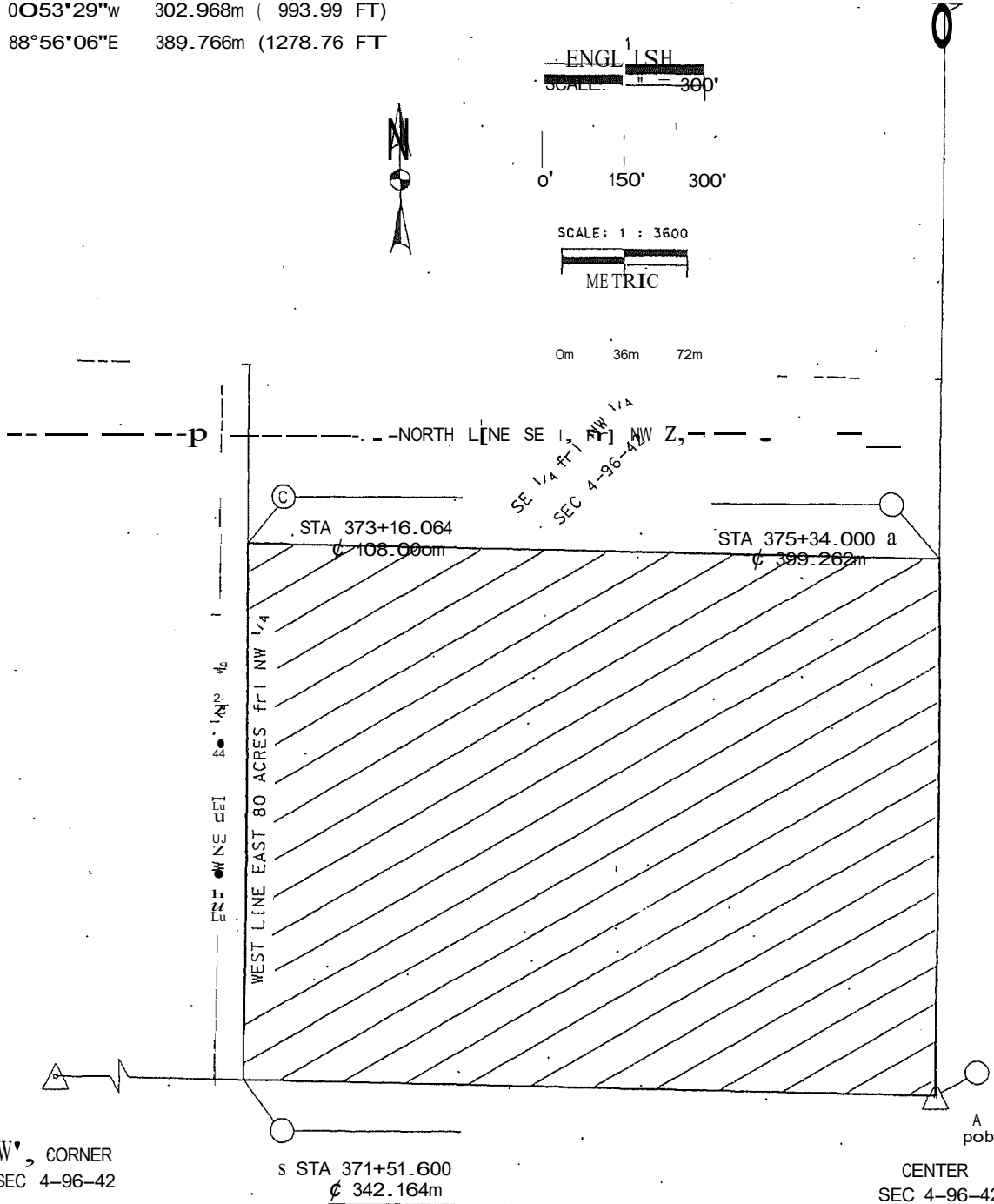
ENGLISH
SCALE: 1" = 300'

0' 150' 300'

SCALE: 1 : 3600

METRIC

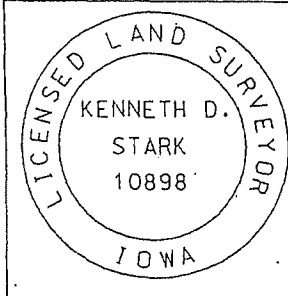
0m 36m 72m



W CORNER
SEC 4-96-42
FOUND PIPE WITH
IDOT ALUMINUM DISK

S STA 371+51.600
φ 342.164m

CENTER
SEC 4-96-42
FOUND STONE



I hereby certify that this land survey[ng] document was prepared and the related survey work was performed by me or under my personal supervision and that I am a duly Licensed Surveyor under the laws of the State of Iowa.

J. K. Stark
Kenneth D. Stark
License number 10898
My License renewal date is December 31, 2003
Pages or shoots covered by this seal.

Date e2-2-07

DATE DRAWN

02-26-02

r lh

FORM 634-077
6-75

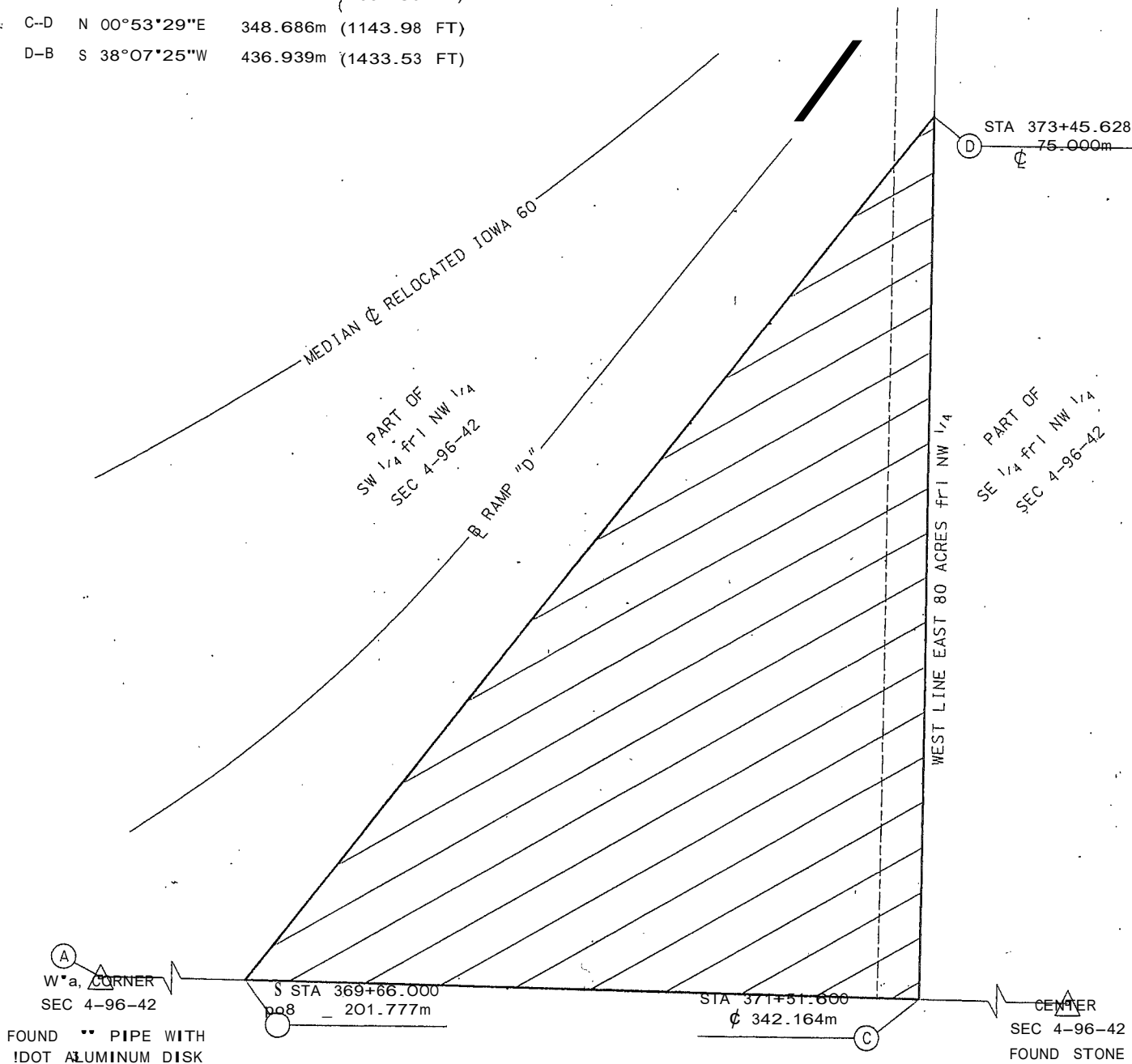
IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A"
PLAT 2 OF 4



COUNTY O'BRIEN STATE CONTROL NO. _____
PROJECT NO. NHSN-60--3(20)--2R-71 PARCEL NO. 21
SECTION 4 TOWNSHIP S6N RANGE 0?
ROW--FEE 11.39 AC EASE ≡ AC EXCESS--FE ≡ AC [()] [RF] [ff]

ACCESS RIGHTS ACQUIRED FROM ML STA 368+95 +/- PL LT. TO ML STA 374+93 +/- PL LT.

FEE TITLE	11.39 ACRES
SW 1/4 NW 1/4	10.06 ACRES
SE 1/4 NW 1/4	1.33 ACRES
A-B S 88°56'06"E	158.139m (518.83 FT)
B-C S 88°56'06"E	264.370m (867.36 FT)
C-D N 00°53'29"E	348.686m (1143.98 FT)
D-B S 38°07'25"W	436.939m (1433.53 FT)



W^a CORNER
SEC 4-96-42

FOUND ** PIPE WITH
!DOT ALUMINUM DISK

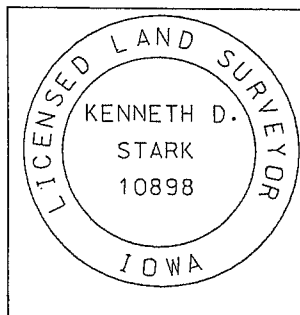
S STA 369+66.000
p08 201.777m

STA 371+51.600
C 342.164m

CENTER
SEC 4-96-42
FOUND STONE

ENGLISH
SCALE: 4" = 200'
0' 100' 200'

METRIC
SCALE: 1 : 2400
0m 24m 48m



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my personal supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Iowa.
Kenneth D. Stark
Kenneth D. Stark
ce-20-cz
Date
License number 10898
My License renewal date is December 31, 2003
Pages or sheets covered by this seal. 1