



Document 2019 2477

Book 2019 Page 2477 Type 03 001 Pages 3

Date 8/12/2019 Time 11:02:13AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Robert D. Andeweg
NYEMASTER GOODE, P.C.
700 Walnut Street, Suite 1600
Des Moines, Iowa 50309
Phone Number: 515-283-3106

Taxpayer Information: (name and complete address)

City of West Des Moines, 4200 Mills Civic Parkway, West Des Moines, IA 50265

Return Document To: (name and complete address)

City of West Des Moines, 4200 Mills Civic Parkway, West Des Moines, IA 50265
P.O. Box 65320

Grantors:

Microsoft Corporation, a Washington corporation

Grantees:

City of West Des Moines, Iowa

Legal Description: Street Lots A and B in Osmium West Plat 1, an Official Plat, now included in and forming a part of the City of West Des Moines, Madison County, Iowa

Document or instrument number of previously recorded documents: N/A

WARRANTY DEED

For Consideration of ONE DOLLAR and other valuable consideration, **Microsoft Corporation**, a Washington corporation (hereinafter "Grantor"), does hereby convey to the **City of West Des Moines, Iowa**, an Iowa municipal corporation (hereinafter "Grantee"), the following described parcel of real estate located in Madison County, Iowa, to-wit:

Street Lots A and B in Osmium West Plat 1, an Official Plat, now included in and forming a part of the City of West Des Moines, Madison County, Iowa

Subject to all matters of record.

This Deed is Claimed Exempt under Iowa Code §428A.2(6)--Grantee is Government Body

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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

[Signature pages follow.]

