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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

## WARRANTY DEED Recorder's Cover Sheet

**Preparer Information:** (name, address and phone number)

K&L Gates LLP  
925 Fourth Avenue, Suite 2900  
Seattle, WA 98104  
Attn: Joon H. Kim

**Taxpayer Information:** (name and complete address)

MidAmerican Energy Company  
Attn: Tax Department  
PO Box 657  
Des Moines, IA 50306-0657

**Return Document To:** (name and complete address)

MidAmerican Energy Company  
Attn: Right of Way Services  
PO Box 657  
Des Moines, IA 50306-0657

**Grantor:**

Microsoft Corporation, a Washington corporation

**Grantee:**

MidAmerican Energy Company, an Iowa corporation

**Legal Description:** Lot 2 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 **MidAmerican Energy Company**, an Iowa corporation (hereinafter "Grantee"), the following described parcel of real estate located in Madison County, Iowa, to-wit (the "Property"):

Lot 2 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(21)--consideration is \$500.00 or less.

Grantor hereby reserves unto itself and for its successors and assigns a perpetual, non-exclusive easement over a portion of the Property described and depicted on Exhibit A attached hereto to install, operate, repair, maintain, replace, and/or remove underground storm and sanitary sewer and other utility lines (and appurtenances thereto) under, along, through and across such portion of the Property, together with a right of ingress and egress over the Property and other rights and privileges incident and reasonably necessary to the enjoyment of this easement.

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

Dated: 27 SEPT, 2019.

MICROSOFT CORPORATION,  
a Washington corporation

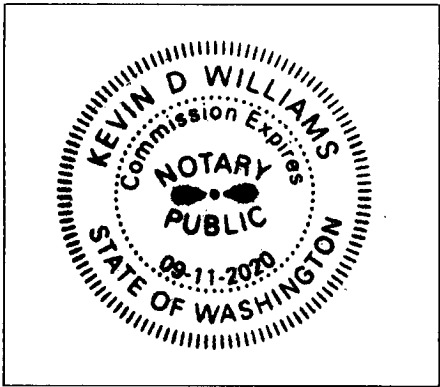
By: *[Handwritten Signature]*

Printed Name: HOWARD B WALLACE

Title: CEN MANAGER

STATE OF WASHINGTON }  
  } SS.  
COUNTY OF KING        }

This record was acknowledged before me on 27 SEPT, 2019 by  
HOWARD B. WALLACE, as CEN MANAGER of  
Microsoft Corporation, a Washington corporation.



(Stamp)

*[Handwritten Signature]*  
(Signature of notary public)

NOTARY, DIRECTOR  
(Title of office)

My Commission Expires: 11 SEPT 2020  
(Date)

### Exhibit A

#### Easement Area

A PART OF LOT 2, OSMIUM WEST PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS A 30.00-FOOT-WIDE EASEMENT BEING 15.00 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2 ADJOINING THE NORTH RIGHT OF WAY LINE OF 110TH STREET; THENCE NORTH 00°07'51" EAST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 163.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°52'09" WEST, 70.00 FEET TO THE WESTERLY LINE OF SAID LOT 2 AND THE POINT OF TERMINUS. SAID EASEMENT CONTAINS 0.05 ACRES (2,100 SQUARE FEET).

