BK: 2020 PG: 124

Recorded: 1/13/2020 at 2:24:59.0 PM

Pages 2

County Recording Fee: \$17.00 Iowa E-Filing Fee: \$3.32 Combined Fee: \$20.32 Revenue Tax: \$0.00 LISA SMITH RECORDER Madison County, Iowa

Prepared by: Richard J. Scieszinski, City Attorney, PO Box 65320, West Des Moines, IA 50265-0320 (515) 222-3614 **Return to:** City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines IA 50265 (515) 222-3600

Address Tax Statements

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For One Dollar (\$1.00) and other good and valuable consideration, LeMar A. Koethe and Jennifer Koethe, husband and wife ("Grantors"), hereby convey to the City of West Des Moines, a municipal corporation organized under the laws of the State of Iowa, ("Grantee"), the following described real estate in Madison County, Iowa:

As shown on the attached Acquisition Plat identified as Exhibit "010-04-F1", subject to any and all easements of record.

Grantors do hereby covenant with Grantee, its successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

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

Full right, title and interest of the above legally-described property shall revert to Grantors upon the failure of the City of West Des Moines, as Grantee, to substantially complete by December 31, 2018, or such other date as agreed by Microsoft and the City at no cost or assessment to Grantors, the Public Use Improvements related to the roads as referenced in Article V, Section 5.1(c) of the Development Agreement executed by the City of West Des Moines and Microsoft Corporation for Project Osmium dated November 14, 2016.

Dated this 31 day of December, 2015

By

Jennifer Koethe

STATE OF IOWA

OUNTY OF PULL

This record was acknowledged before me on December 31, 2019 by LeMar A. Koethe and Jennifer Koethe.

JANICE SCAVO
Commission Number 756125
My Commission Expires
December 8, 2020

Notary Public

This deed is exempt from transfer tax pursuant to Iowa Code Section 428A.2(6).

INDEX LEGEND

COUNTY: MADISON

TRS: SECTION 1, T77N, R26W

ALIQUOT PART: NW 1/4 SE1/4, SW1/4 SE1/4

PROPRIETOR: LEMAR KOETHE

REQUESTED BY: CITY OF WEST DES MOINES

SURVEYOR: JOHN DEWEY

COMPANY: MCCLURE ENGINEERING

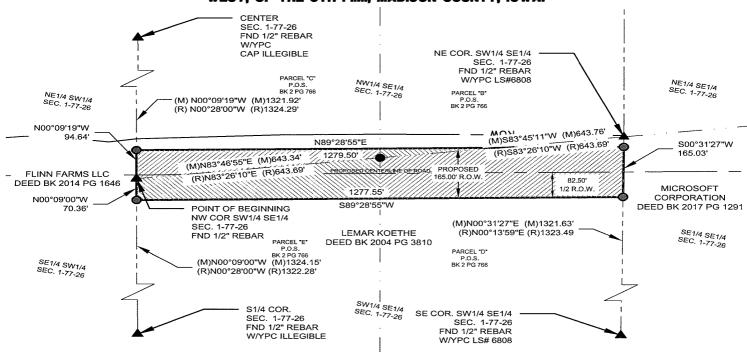
RETURN TO: JOHN DEWEY 1360 NW 121ST ST STE A

CLIVE, IOWA 50325 / 515-964-1229



EXHIBIT 010-04-F1

IN THE SE 1/4 OF SECTION 01, TOWNSHIP 77 NORTH, RANGE 26 WEST, OF THE 5TH P.M., MADISON COUNTY, IOWA.



PROPRIETORS:

LEMAR KOETHE 6000 DOUGLAS AVE, STE 210 DES MOINES, IA 50322

REQUESTED BY.

CITY OF WEST DES MOINES 4200 MILLS CIVIC PARKWAY WEST DES MOINES, IA 50265

AREA SUMMARY.

PARCEL B = 0.11 ACS. PARCEL C = 0.92 ACS. PARCEL D = 2.31 ACS. PARCEL E = 1.50 ACS. = 4.84 ACS. TOTAL

LEGAL DESCRIPTION.

BEING PART OF PARCEL "B" AND PART OF PARCEL "C" IN THE NW 1/4 SE 1/4 AND PART OF PARCEL "D" AND PART OF PARCEL "E" IN THE SW 1/4 SE 1/4 ALL IN SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., AS RECORDED IN MADISON COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE SW 1/4 SE 1/4 OF SAID SECTION 1: THENCE ALONG THE WEST LINE OF THE NW 1/4 SE 1/4 N00°09'19"W, 94.64 FEET; THENCE N89°28'55"E, 1279.50 FEET; THENCE ALONG THE EAST LINE OF THE SW 1/4 SE 1/4 S00°31'27"W, 165.03 FEET; THENCE S89°28'55"W, 1277.55 FEET; THENCE ALONG THE WEST LINE OF THE SW 1/4 SE 1/4 N00°09'00"W, 70.36 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 4.84 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

THIS PLAT IS BEING PREPARED FOR THE CONSTRUCTION OF VETERANS PARKWAY.

MCCLURE NORTH building strong communities 125 250 1360 NW 121st Street, STE A Clive, Iowa 50325 515-964-1229 (IN FEET) fax 515-964-2370 1 inch = 250 ft

I HEREBY CERTIFY T LAND RELATED WORK V JOHN SIGNATURE: **DEWEY** 23252 AWO\

- SECTION CORNER (TYPE AS NOTED) FOUND 1/2" REBAR WITH YPC LS#6808 (UNLESS NOTED OTHERWISE) MENTS SET: SET 1/2" REBAR WITH OPC #23252 BBREVIATIONS NTONS:

- RIGHT-OF-WAY

- BOOK AND PAGE

- BOOK AND PAGE

- MEASURED DISTANCE/ANGLE

- RECORD DISTANCE/ANGLE

- PUBLIC UTILITY EASEMENT

- BILLE PLASTIC CAP

- VELLOW PLASTIC CAP

- CRANGE PLASTIC CAP

- CRANGE PLASTIC CAP

- POINT OF BEGINNING

- POINT OF BEGINNING

- POINT OF COMMENCEMENT BK, PC (M) (R) P.U.E.

GENERAL LEGEND

BOUNDARY LINE

PROPERTY LINE

EXIST PROPERTY LINE

AT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE

REORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION CENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF AND THAT I AM

THIS SHEET

01/23/2018 DATE SURVEYED:

DRAWING PATH: N:\Projects\WDM 20616017\Survey

MY LICENSE ENEWAL DATE IS DECEMBER 31, 2019 PAGES OR SHEETS COVERED BY THIS SEAL: