

BK: 2020 PG: 125
Recorded: 1/13/2020 at 2:25:00.0 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


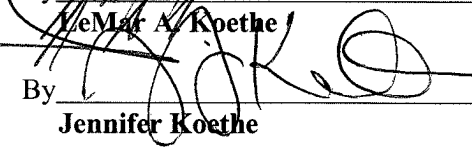
For the consideration of One Dollar and other valuable consideration, the undersigned **LeMar A. Koethe and Jennifer Koethe, husband and wife**, ("Grantors"), hereby convey to **City of West Des Moines**, a municipal corporation organized under the laws of the State of Iowa, ("Grantee"), the following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

As shown on the attached Acquisition Plat marked as **Exhibit "010-04-F2"**,
subject to any and all easements of record.

Grantors do hereby covenant with Grantee, and 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.

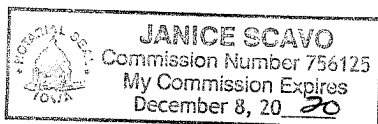
Words and phrases herein, including acknowledgement hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the content.

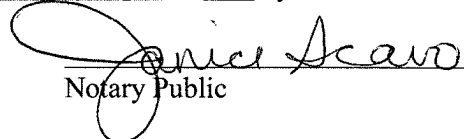
Dated this 31 day of December, 2019.

By 
LeMar A. Koethe
By 
Jennifer Koethe

STATE OF IOWA)
) SS
COUNTY OF POLK)

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




Notary Public

This deed is exempt from transfer tax pursuant to Iowa Code Sections 428A.1(2) and 428A.2(6).

INDEX LEGEND

COUNTY: MADISON

TRS: SECTION 1, T77N, R26W

ALIQUOT PART: NW1/4 SE1/4, SW1/4 SE1/4

PROPRIETOR: LEMAR KOETHE

REQUESTED BY: CITY OF WEST DES MOINES

SURVEYOR: JOHN DEWEY

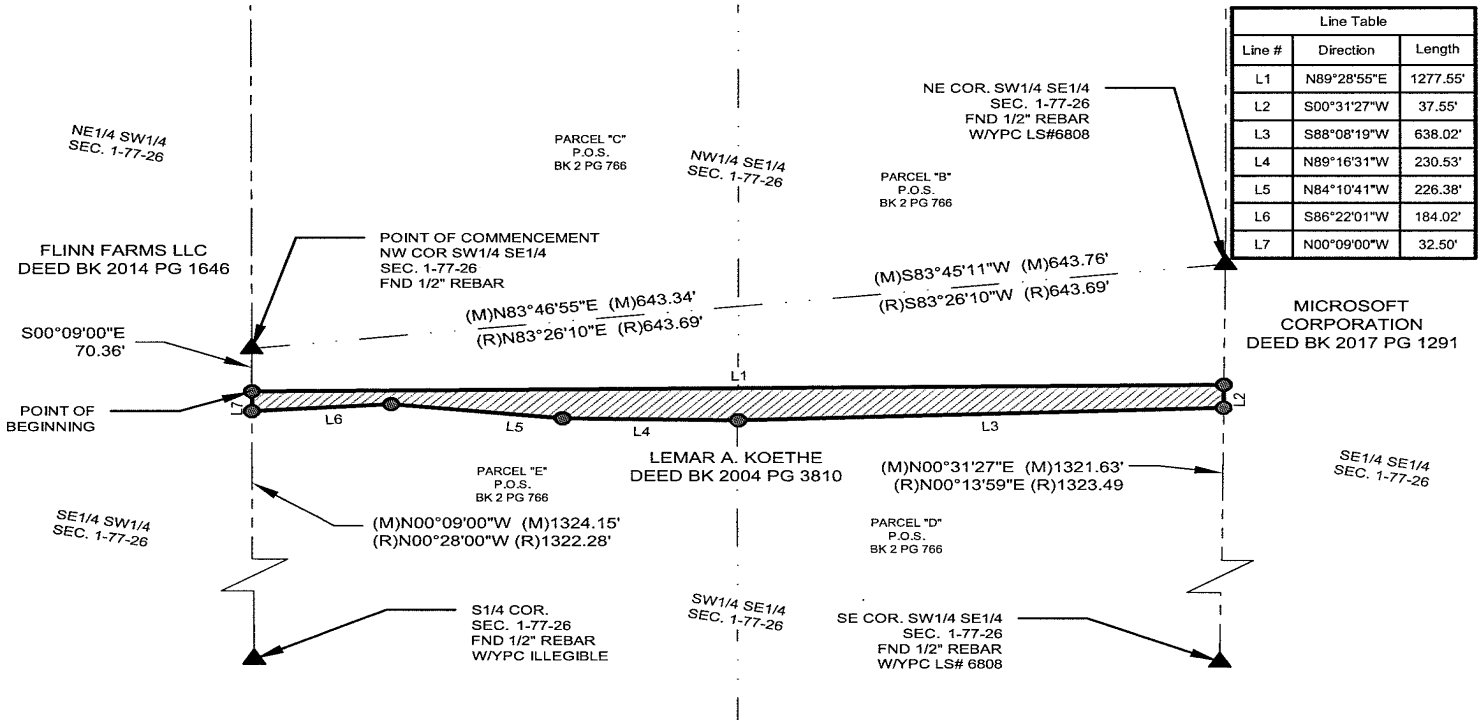
COMPANY: MCCLURE ENGINEERING

RETURN TO: JOHN DEWEY
1360 NW 121ST ST STE A
CLIVE, IOWA 50325 / 515-964-1229

ACQUISITION PLAT

EXHIBIT 010-04-F2

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



PROPRIETORS:

LEMAR A 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 "D" = 0.66 ACS.
PARCEL "E" = 0.56 ACS.
SW1/4 SE1/4 = 1.22 ACS. TOTAL

GENERAL LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EXIST PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- EXIST EASEMENT LINE

MONUMENTS FOUND:

- ▲ - SECTION CORNER (TYPE AS NOTED)
- - FOUND 1/2" REBAR WITH YPC LS#6808 (UNLESS NOTED OTHERWISE)

MONUMENTS SET:

- ⊙ - SET 1/2" REBAR WITH OPC #23252

ABBREVIATIONS:

- R.O.W. - RIGHT-OF-WAY
- BK, PG - BOOK AND PAGE
- (M) - MEASURED DISTANCE/ANGLE
- (R) - RECORD DISTANCE/ANGLE
- P.U.E. - PUBLIC UTILITY EASEMENT
- BPC - BLUE PLASTIC CAP
- YPC - YELLOW PLASTIC CAP
- OPC - ORANGE PLASTIC CAP
- GPC - GREEN PLASTIC CAP
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT

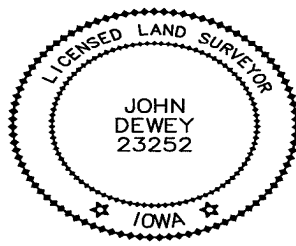
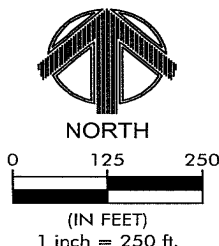
LEGAL DESCRIPTION:

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

COMMENCING AT THE NW CORNER OF THE SW 1/4 SE 1/4 OF SAID SECTION 1: THENCE ALONG THE WEST LINE OF THE SW 1/4 SE 1/4 S00°09'00"E, 70.36 FEET TO THE POINT OF BEGINNING; THENCE N89°28'55"E, 1277.55 FEET; THENCE ALONG THE EAST LINE OF SAID SW 1/4 SE 1/4 S00°31'27"W, 37.55 FEET; THENCE S88°08'19"W, 638.02 FEET; THENCE N89°16'31"W, 230.53 FEET; THENCE N84°10'41"W, 226.38 FEET; THENCE S86°22'01"W, 184.02 FEET; THENCE ALONG THE WEST LINE OF SAID SW 1/4 SE 1/4 N00°09'00"W, 32.50 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 1.22 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. THIS ACQUISITION PLAT IS BEING PREPARED FOR THE CONSTRUCTION OF VETERANS PARKWAY.



1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: *[Signature]* DATE: 4/12/18

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

DATE SURVEYED: 01/23/2018
DRAWING PATH: N:\Projects\WDM 20616017\Survey