



BK: 2020 PG: 4775
Recorded: 12/11/2020 at 1:32:28.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$4.10
Combined Fee: \$26.10
Revenue Tax: \$36.80
LISA SMITH RECORDER
Madison County, Iowa

CONSIDERATION \$23,059

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

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, the undersigned, **General Manufacturing Co. (a/k/a General Manufacturing Corporation)**, an Iowa corporation, ("Grantor"), hereby conveys 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:

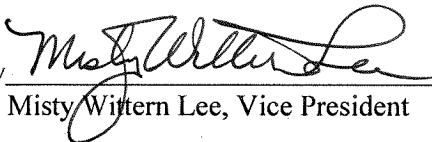
As shown on the attached Acquisition Plat marked as **Exhibit "A"**, subject to any and all easements of record.

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

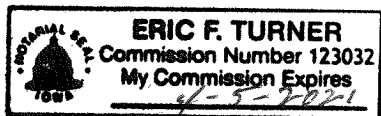
Dated this 11 day of December, 2020.

GENERAL MANUFACTURING CO.,
an Iowa corporation

By 
 Misty Wittern Lee, Vice President

STATE OF IOWA)
) SS
 COUNTY OF POLK)

This record was acknowledged before me on the 11th day of December, 2020, by Misty Wittern Lee, as Vice President of General Manufacturing Co., an Iowa corporation, on behalf of whom the record was executed.




 Notary Public

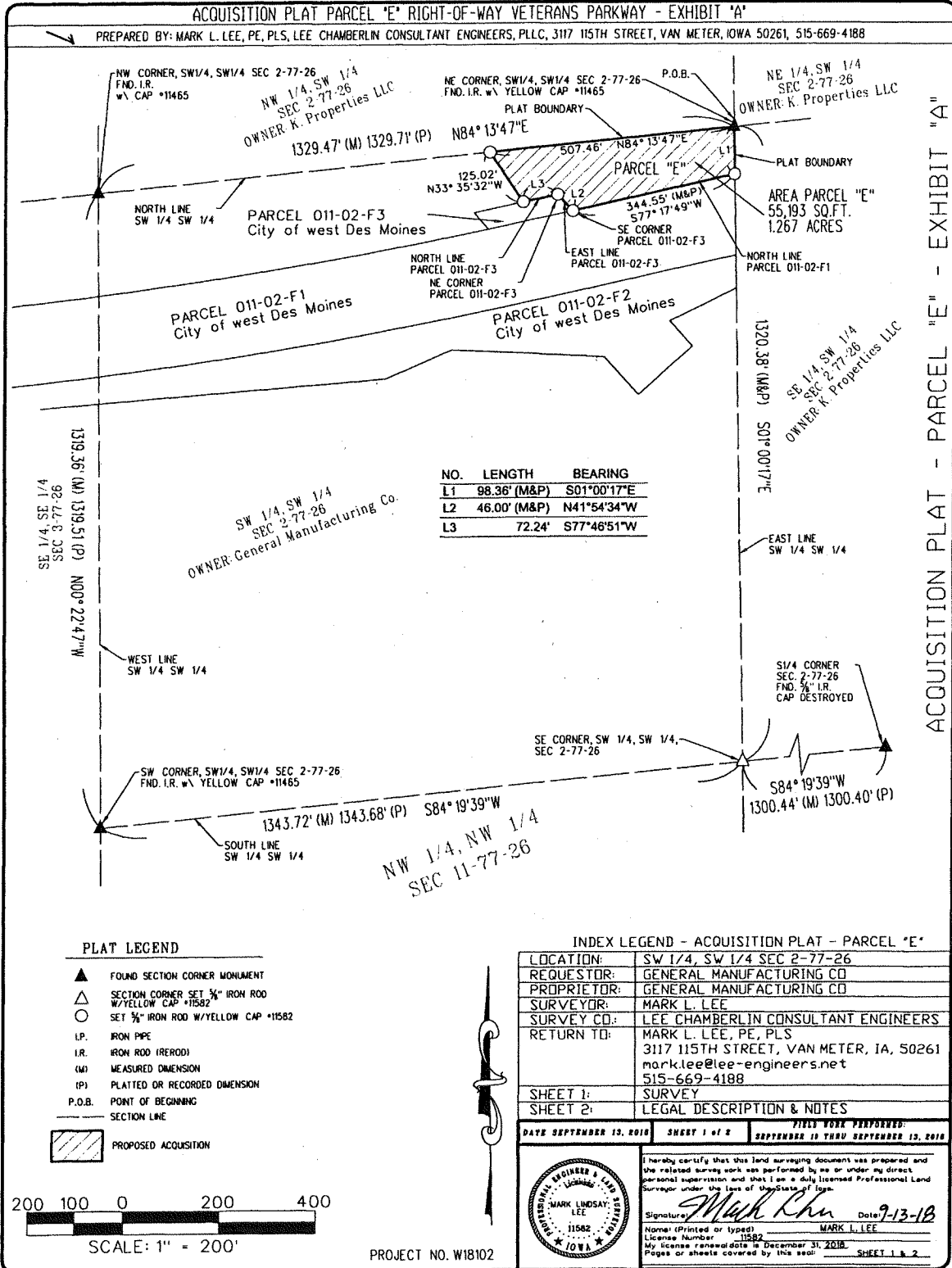


Document 2018 3305

Book 2018 Page 3305 Type 06 026 Pages 2
Date 10/11/2018 Time 12:26:59PM
Rec Amt \$12.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



ACQUISITION PLAT PARCEL "E" RIGHT-OF-WAY VETERANS PARKWAY - EXHIBIT "A"

PREPARED BY: MARK L. LEE, PE, PLS. LEE CHAMBERLIN CONSULTANT ENGINEERS, PLLC, 3117 115TH STREET, VAN METER, IOWA 50261, 515-669-4188

LEGAL DESCRIPTION - PARCEL "E"

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE S01°00'17"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 98.36 FEET; THENCE S77°17'49"W ALONG THE NORTH LINE OF THE EXISTING RIGHT-OF-WAY RECORDED AS PARCEL 011-02-F1, RECORDED IN BOOK 2018 PAGE 2117 OF THE MADISON COUNTY RECORDER'S OFFICE, A DISTANCE OF 344.55 FEET TO THE SOUTHEAST CORNER OF PARCEL 011-02-F3, A RIGHT-OF-WAY ACQUISITION PLAT, AS RECORDED IN BOOK 2018 PAGE 2119 OF THE MADISON COUNTY RECORDER'S OFFICE; THENCE N41°54'34"W ALONG THE EAST LINE OF SAID PARCEL 011-02-F3, A DISTANCE OF 46.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 011-02-F3; THENCE S77°46'51"W ALONG THE NORTH LINE OF SAID PARCEL 011-02-F3, A DISTANCE OF 72.24 FEET; THENCE N33°35'32"W, A DISTANCE OF 125.02 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE N84°13'47"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 507.46 FEET TO THE POINT OF BEGINNING, CONTAINING 1.267 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

NOTES:

1. THE OWNER OF THE PROPERTY IS GENERAL MANUFACTURING CO. (a.k.a GENERAL MANUFACTURING CORPORATION) AS FOUND IN BOOK 126 PAGE 703 OF THE MADISON COUNTY, IOWA, RECORDER'S OFFICE.
2. PARCEL 011-02-F2 AND PARCEL 011-02-F3 ARE RECORDED IN BOOK 2018 PAGE 2119 OF THE MADISON COUNTY, IOWA, RECORDER'S OFFICE. PARCEL 011-02-F1 IS RECORDED IN BOOK 2018 PAGE 2117 OF THE MADISON COUNTY, IOWA, RECORDER'S OFFICE. THESE PARCELS ARE OWNED BY THE CITY OF WEST DES MOINES FOR RIGHT-OF-WAY PURPOSES.
3. PARCEL "E" WILL BE DEEDED TO THE CITY OF WEST DES MOINES FOR RIGHT-OF-WAY PURPOSES.

ACQUISITION PLAT - PARCEL "E" - EXHIBIT "A"