



BK: 2023 PG: 3048
Recorded: 12/14/2023 at 3:47:16.0 PM
Pages 6
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$7,831.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$4,894,708.00

**Prepared by and
After Recording, Return To:**

K & L Gates LLP
925 Fourth Avenue, Suite 2900
Seattle, WA 98104
Attn: Charles H. Royce, Esq.
206.370.6743

Mailing Address for Tax Statement:

Microsoft Corporation
c/o Ryan LLC
PO Box 25910
Scottsdale, AZ 85255-0115

WARRANTY DEED

For the consideration of one dollar and other valuable consideration, MARCO PROPERTIES, LLC, an Iowa limited liability company ("Grantor"), does hereby convey to MICROSOFT CORPORATION, a Washington corporation ("Grantee"), the following described real estate in Madison County, Iowa (the "Property");

See Exhibit A attached hereto;

Subject to easements, covenants, conditions and restrictions of record as listed on Exhibit B hereto.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantor does hereby covenant with Grantee, and its 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 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.

[Remainder of page left intentionally blank; signatures on next page.]

Dated: December 12, 2023.

GRANTOR:

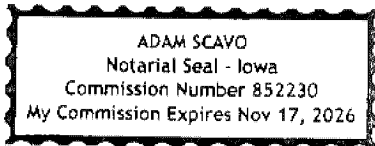
MARCO PROPERTIES, LLC,
an Iowa limited liability company

By: [Signature]
Name: LeMar Koethe / Marco Properties LLC
Its: Authorized Member

STATE OF IOWA)
) ss.
COUNTY OF Folk)

The foregoing instrument was acknowledged before me on this 12 day of December, 2023, by LeMar Koethe as Authorized Member of MARCO PROPERTIES, LLC, an Iowa limited liability company.

(Stamp or Seal Below.)



Adam Scavo
Printed Name: Adam Scavo
Notary Public
My commission expires: Nov 17 2026

EXHIBIT A TO DEED

Legal Description

REAL PROPERTY IN THE CITY OF WEST DES MOINES, COUNTY OF MADISON, STATE OF IOWA, DESCRIBED AS FOLLOWS:

PARCEL I:

THAT PORTION OF PARCEL "E" LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (W1/2 SW1/4 SE ¼) ALL IN SECTION ONE (1), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2, PAGE 766 ON MARCH 28, 1997, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA, LYING SOUTH OF VETERANS PARKWAY.

PARCEL II:

THAT PORTION OF PARCEL "D" LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (E1/2 SW1/4 SE1/4), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2, PAGE 766 ON MARCH 28, 1997, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA, LYING SOUTH OF VETERANS PARKWAY AND WEST OF SW 60TH STREET.

EXHIBIT B TO DEED

Exceptions

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. None due and delinquent as of Date of Policy.
2. Taxes and Assessments not yet due or payable and special assessments not yet certified to the county treasurers office:
3. Terms and conditions of Declaration of the Establishment Organization and Creation of the Badger Watershed Soil Conservation Subdistrict filed July 1, 1960, in Misc 26, Page 549, Official Records, Madison County, Iowa.
4. Plat of Survey filed March 28, 1997 in Book 2, Page 766, Official Records, Madison County, Iowa.
5. Statement and Notice that subject property may be subject to the soil conservation practice refund provided for in Chapter 467A.7(16) - 1981 Code, filed April 21, 1981, as Misc 33, Page 488, Official Records, Madison County, Iowa.

Amended and Substituted Statement and Notice to Public of Existence of Cost-Sharing Agreements filed August 14, 1981, in Misc 33, Page 665, Official Records, Madison County, Iowa.
6. Notice of a soil and water conservation plan, filed August 5, 1992, as Misc 41, Page 68, Official Records, Madison County, Iowa.
7. Terms and conditions of Easement filed September 21, 2001, in Misc 2001, Page 4215, Official Records, Madison County, Iowa.
8. Terms and conditions of Acquisition Plat filed July 29, 2019, in Book 2019, Page 2301, Official Records, Madison County, Iowa.

MidAmerican Energy Company Option For Electric Easement filed March 15, 2021 in Book 2021, Page 1038, Official Records, Madison County, Iowa.
9. For Zoning classification, Urban Renewal designation or other Ordinances pertaining to the property, consult the applicable government agency.

10. Rights of the Public, State of Iowa, County of Madison, in and to that portion of the land taken or used for road purposes, whether by easement or fee title.
11. Survey by Civil Design Advantage, dated August 31, 2023, job no. 2306.454, discloses the following:
 - (A) Fence, ownership unknown, extends over westerly boundary line onto the Land.
 - (B) Overhead electric line extends outside of easement area described in Book 2021, Page 1038.
 - (C) Telephone line located on the Land lacks apparent benefit of an easement.
 - (D) 110th Street right of way is located on the Land along southern border without apparent benefit of an easement.
12. Affidavit of Scrivener's Error filed August 25, 2023, in Book 2023, Page 2022, Madison County, Iowa.