

BK: 2025 PG: 1465  
Recorded: 6/11/2025 at 11:32:09.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.41  
Combined Fee: \$25.41  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Prepared by:** Molly Tracy, Assistant City Attorney II, PO Box 65320, West Des Moines, IA 50265 (515) 440-4847  
**Address Tax Statements/Return to:** City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265 (515) 222-3600

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**SPACE ABOVE THIS LINE FOR RECORDER**

### **TRUSTEE WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other valuable consideration, the undersigned, **James J. Nahas as Trustee of the James J. Nahas Revocable Trust dated December 14, 2012, Amended and Restated March 21, 2014 and Amended March 18, 2021 and Debra A. Nahas, Trustee of the Debra A. Nahas Revocable Trust dated December 13, 2012, Amended and Restated March 21, 2014 and Amended March 18, 2021** ("Grantor(s)"), hereby conveys 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 **Exhibit "28-F1"**,  
subject to any and all easements of record.

Grantor(s) does hereby covenant with Grantee, and successors in interest, that Grantor(s) holds the real estate by title in fee simple; that Grantor(s) 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(s) 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.

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

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.

**Signatures on Next Page**

Dated this 10<sup>th</sup> day of June, 2025.

**JAMES J. NAHAS REVOCABLE TRUST** dated  
December 14, 2012, Amended and Restated  
March 21, 2014 and Amended March 18, 2021

By   
James J. Nahas, Trustee

**DEBRA A. NAHAS REVOCABLE TRUST** dated  
December 13, 2012, Amended and Restated  
March 21, 2014 and Amended March 18, 2021

By   
Debra A. Nahas, Trustee

STATE OF IOWA                     )  
  ) SS  
COUNTY OF Polk                     )

This record was acknowledged before me on the 10 day of June, 2025, by James J. Nahas as Trustee of the James J. Nahas Revocable Trust dated December 14, 2012, Amended and Restated March 21, 2014 and Amended March 18, 2021 and Debra A. Nahas as Trustee of the Debra A. Nahas Revocable Trust dated December 13, 2012, Amended and Restated March 21, 2014 and Amended March 18, 2021.



  
NOTARY PUBLIC

Index Legend	
City:	West Des Moines
County:	Madison County
Parcel ID:	031010288003000
Description:	SE SE Section 02, T77N, R26W
Proprietor:	James J. Nahas Revocable Trust and Debra A. Nahas Revocable Trust
Surveyor:	Jody Budde
Company:	Foth Infrastructure & Environment, LLC
Return To:	8191 Birchwood Court, Suite L Johnston, IA 50131   (515) 254-1393

# ACQUISITION PLAT

EXHIBIT 28-F1

FEE TITLE BEING CONVEYED TO THE CITY OF WEST DES MOINES  
WOODLAND AVENUE - VETERANS PARKWAY TO SW KERRY STREET  
CITY PROJECT NO. 0510-021-2024

## PROPERTY OWNER:

JAMES J. NAHAS REVOCABLE TRUST  
DEBRA A. NAHAS REVOCABLE TRUST  
1089 WOODLAND AVE  
CUMMING, IA 50061  
BOOK 2023, PAGE 2557

## LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, THENCE SOUTH 00° 41' 59" EAST, 946.63 FEET ALONG THE EAST LINE OF SAID SECTION 2; THENCE SOUTH 89° 11' 55" WEST, 33.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF WOODLAND AVENUE; THENCE NORTH 00° 41' 59" WEST, 943.62 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 83° 58' 38" EAST, 33.14 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 31,189 SQUARE FEET OR 0.72 ACRES MORE OR LESS, INCLUDING 31,189 SQUARE FEET OR 0.72 ACRES OF EXISTING ROADWAY EASEMENT, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

AREA BREAKDOWN		
DESCRIPTION	AREA (SQ FT)	AREA (ACRES)
FEE TITLE ACQUISITION	31,189	0.72
EXISTING ROADWAY EASEMENT	31,189	0.72
FEE TITLE W/OUT ROADWAY EASEMENT	0	0.00

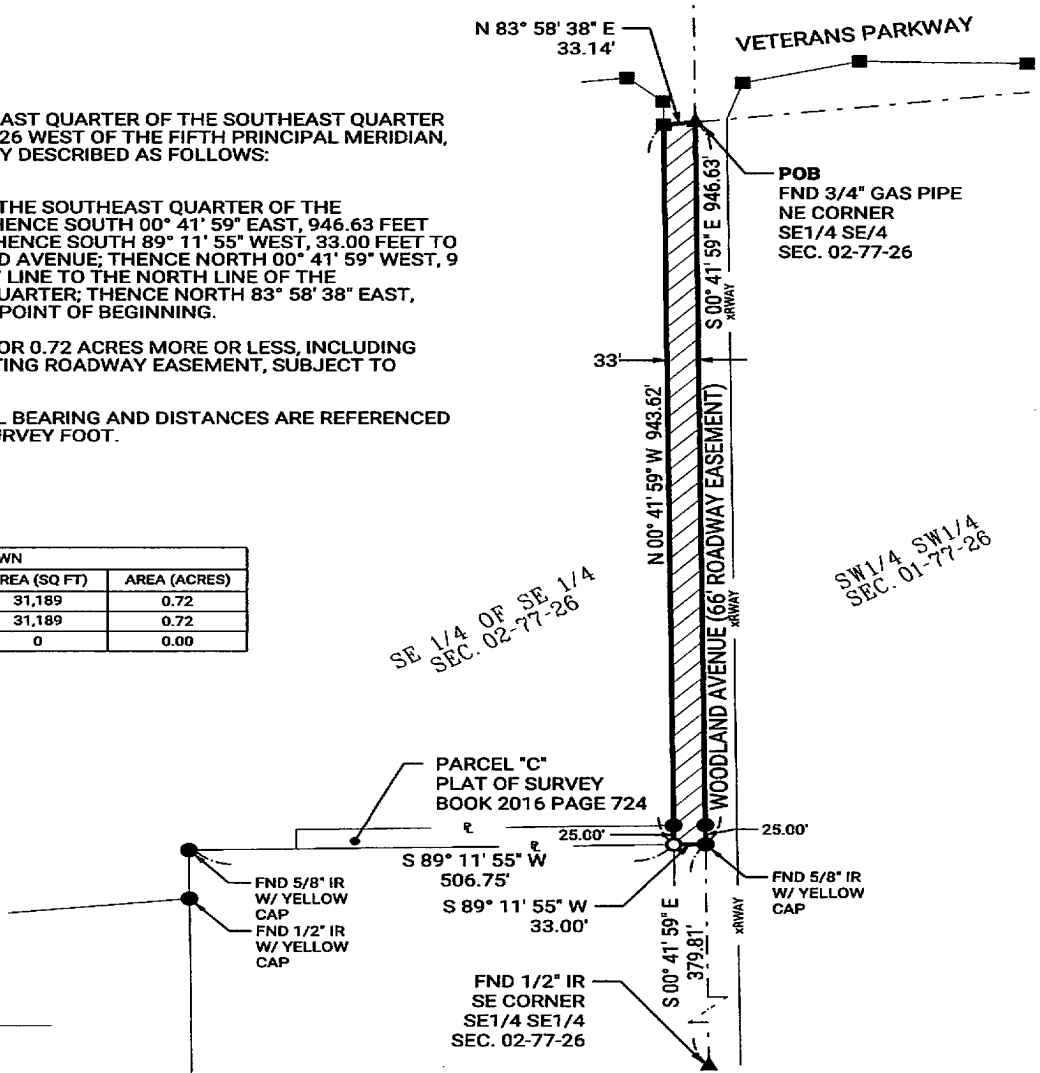


0 200  
FEET

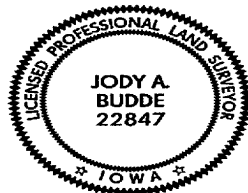
NOTE: MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETED

## LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 5/8" REROD W/ORANGE CAP#23252 (UNLESS NOTED)
- FOUND 1/2" REROD W/RED CAP#17532 (UNLESS NOTED)
- SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- R.R. RAILROAD
- I.P. IRON PIPE
- - - SECTION LINE
- xRWAY - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P - PROPERTY LINE
- ▨ PROPOSED FEE TITLE ACQUISITION



FIELD SURVEY COMPLETED: JULY 2024



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

JODY A. BUDDE, P.L.S.

License Number: 22847

My license renewal date is DECEMBER 31, 2026

Pages or sheets covered by this seat: 1 OF 1

DATE

## SURVEY FOR:

CITY OF WEST DES MOINES  
4200 MILLS CIVIC PKWY  
WEST DES MOINES, IA 50265  
PHONE: (515) 222-3475

FOTH PROJECT NO. 24W006.00 DATE: 1/23/2025



# Foth

Foth Infrastructure & Environment, LLC  
8191 Birchwood Court, Suite L • Johnston, IA 50131-2931  
Phone: 515-254-1393

SHEET

1 OF 1