

BK: 2025 PG: 3466
Recorded: 12/19/2025 at 2:54:52.0 PM
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

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, the undersigned, **David Lloyd Roach and Dee Roach, a married couple**, ("Grantor(s)"), hereby conveys an undivided one-third interest 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 "09-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. 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.

This deed is exempt from transfer tax pursuant to Iowa Code Section 428A.2(21).

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.

Dated this 12 day of December, 2025.

Signatures on Next Pages

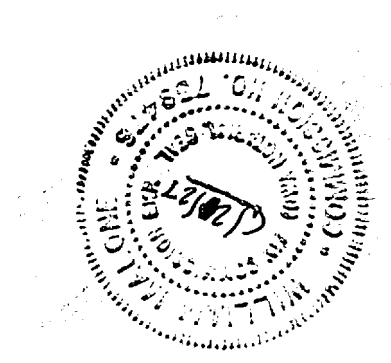
By David Lloyd Roach
David Lloyd Roach

By Dee Roach
Dee Roach

STATE OF IOWA)
COUNTY OF POLK) SS

This record was acknowledged before me on the 12 day of December 2025,
by **David Lloyd Roach and Dee Roach.**

[Signature]
NOTARY PUBLIC



Index Legend	
City:	West Des Moines
County:	Madison County
Parcel ID:	03101122001000
Description:	NE NE, Section 11, T77N, R26W
Proprietor:	Donald G. Roach, Linda Sue Reese and David Lloyd Roach
Surveyor:	Jody Budde
Company:	Foth Infrastructure & Environment, LLC
Return To:	8191 Birchwood Court, Suite L Johnston, IA 50131 (515) 254-1393

ACQUISITION PLAT

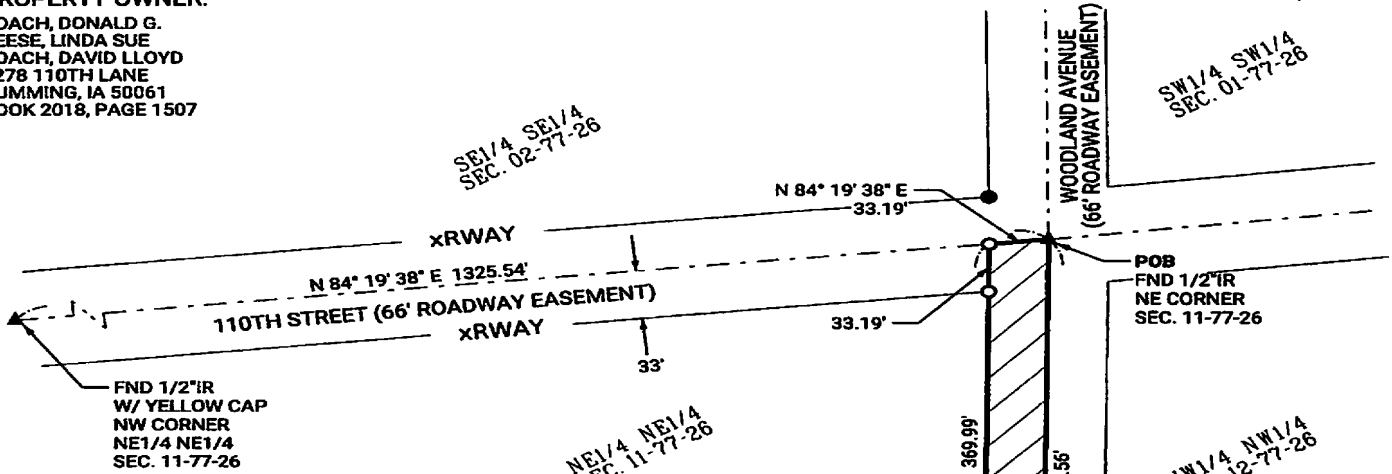
EXHIBIT 09-F1

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

SUBJECT PROPERTY
1109 WOODLAND AVENUE
CUMMING, IA 50061

PROPERTY OWNER:

ROACH, DONALD G.
REESE, LINDA SUE
ROACH, DAVID LLOYD
3278 110TH LANE
CUMMING, IA 50061
BOOK 2018, PAGE 1507



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, 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 SAID SECTION 11; THENCE SOUTH 00° 29' 30" WEST, 373.56 FEET ALONG THE EAST LINE OF SAID SECTION 11; THENCE NORTH 89° 30' 30" WEST, 33.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF WOODLAND AVENUE; THENCE NORTH 00° 29' 30" EAST, 369.99 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF WOODLAND AVENUE EXTENDED TO THE NORTH LINE OF SAID SECTION 11; THENCE NORTH 84° 19' 38" EAST, 33.19 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 12,258 SQUARE FEET OR 0.28 ACRES MORE OR LESS, INCLUDING 12,258 SQUARE FEET OR 0.28 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	12,258	0.28
EXISTING ROADWAY EASEMENT	12,258	0.28
FEE TITLE W/OUT ROADWAY EASEMENT	0	0.00



0 100
FEET

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

FIELD SURVEY COMPLETED: JULY 2024

LEGEND

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



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

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



SHEET
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