

BK: 2025 PG: 3468  
Recorded: 12/19/2025 at 2:56:20.0 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**

**COURT OFFICER DEED**

IN THE MATTER OF THE ESTATE  
OF **DONALD G. ROACH**

now pending in the Iowa District Court in and for **Warren** County, Iowa, No. **ESPR022495**.

Pursuant to the authority and power vested in the undersigned, and for good and valuable consideration, the undersigned, in the representative capacity designated below, 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, the following described property in Madison County, Iowa:

As shown on the Acquisition Plat marked Exhibit "09-F1",  
subject to any and all easements of record.

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 \_\_\_\_ day of \_\_\_\_\_, 2025.

**Signatures on Next Pages**

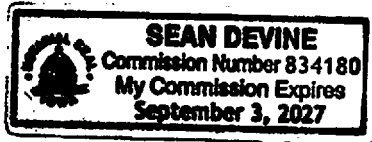
**CURTIS ROACH, EXECUTOR OF THE  
ESTATE OF DONALD G. ROACH**

  
Curtis Roach, Executor

STATE OF IOWA            )  
                                      ) SS  
COUNTY OF POLK        )

This record was acknowledged before me on the 16 day of December, 2025,  
by **Curtis Roach as Executor of the Estate of Donald G. Roach.**

  
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

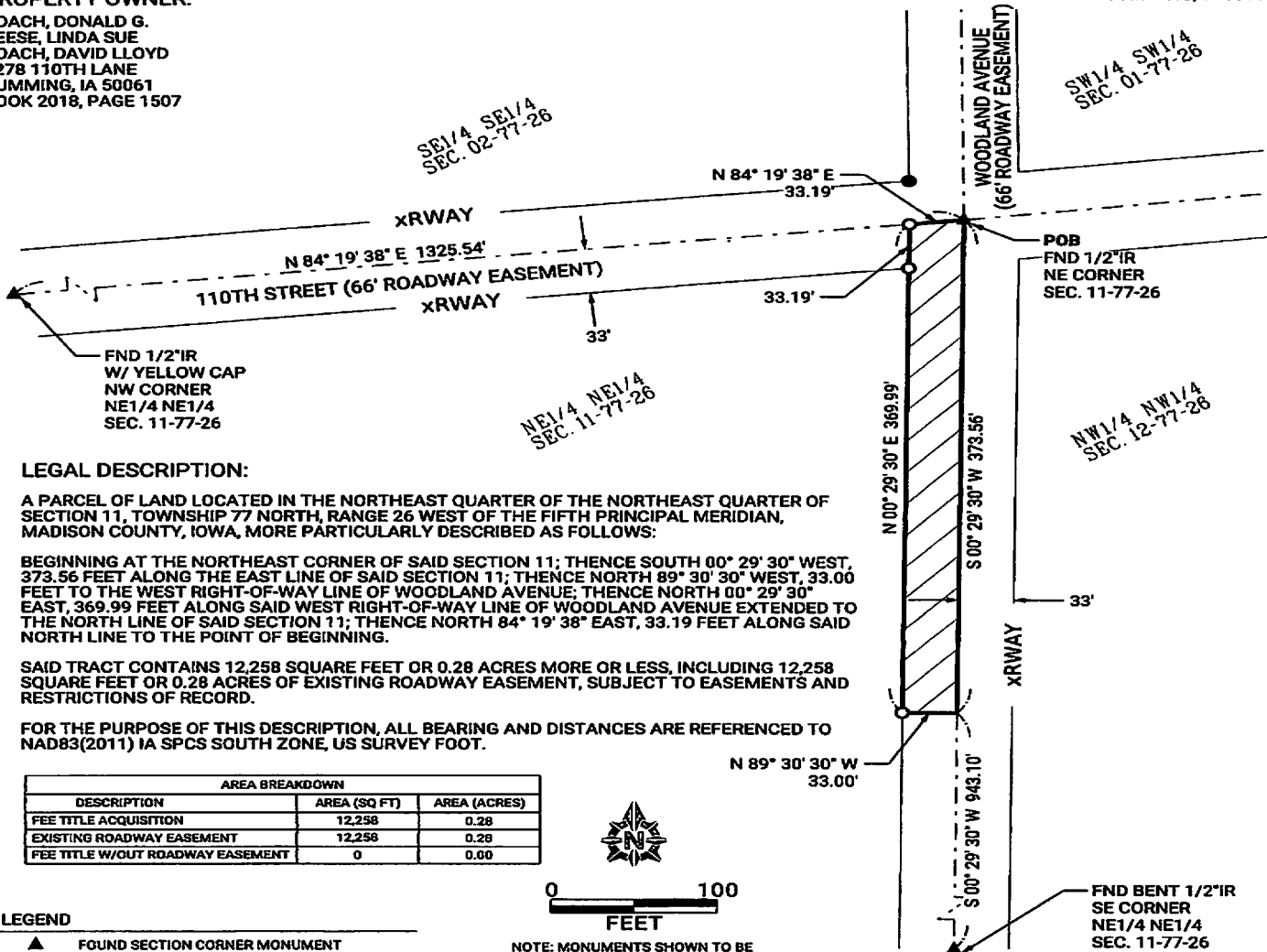
EXHIBIT 09-F1

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\"/>

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



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

**LEGEND**

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND 1/2\"/>

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*  
JODY A. BUDDE, P.L.S.  
License Number: 22847  
DATE: 1-24-2025

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  
1 OF 1