

✓ INDEX
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JOAN WELCH
MADISON COUNTY AUDITOR

LISA SMITH, COUNTY RECORDER
MADISON IOWA

TO: Max and Tracy Steigleder
5658 Se 36th
Des Moines, Ia 50320

DATE: February 26,2008

FROM: JOAN WELCH, MADISON COUNTY AUDITOR

RE: See attached

NOTICE OF REQUIREMENTS TO FILE PLAT OF SURVEY

Pursuant to Section 354.4 and 354.13, you are notified that as owners of the land or of some interest in the land herein before described above, which has been divided using a metes and bounds description, you are required by the aforementioned Code sections to have a plat of survey made of the division and record same as required by Chapter 354, Code of Iowa. Information concerning the preparation and recording of plats of survey may be obtained by consulting Chapter 354, Code of Iowa.

You are further notified if you fail, within 30 days to comply with this notice, or file with the Madison County Auditor's Office a statement of intent to comply with this notice, a surveyor shall be contracted to have a survey made and a plat of survey recorded as necessary to comply with Chapter 354, Code of Iowa. Pursuant to Section 354.17, Code of Iowa, the total cost of surveying, platting and recording of a plat shall be assessed to each parcel included in the plat so survey and collected in the same manner as general taxes.

You are further notified that pursuant to Section 354.14 you may appeal said notice to the district court within 20 (twenty) days after receiving this notice.

If you have any questions regarding this notice, please contact me in my office at 462-3914.

Dated this 26 day of February, 2008 at Winterset, Madison County, Iowa.



Joan Welch, Madison County Auditor
Madison County Courthouse,
P. O. Box 152
Winterset, IA 50273

**JO ANN WALSER
MADISON COUNTY ASSESSOR**

PO BOX 152
WINTERSET, IOWA 50273
Phone: 515-462-4303
Web: madisoncoia.us
e-mail madcoassr@i-rule.net

February 25, 2008

Joan Welch
Madison County Auditor

SUBJECT: Section 409A.4 Platting Law

Document: Book 2008 Page 517
Seller: Max & Tracy Steigleder
Buyer: The Meadows at Winterset, LLC

Dear Joan:

We are unable to process the above document due to the description for any part of the Northwest Quarter of the Northwest Quarter of Section 26 lying and being North of the center of Cedar Creek

In checking the documents where Cameron's sold to Steigleder Book 137 Page 186, Book 137 Page 257 and Book 2002 Page 657 we are unable to find where any of the documents described Any portion of the NW NW of Section 26 lying and being North of the center of Cedar Creek.

We therefore, are asking you to to send notice to require a plat of survey for this transaction.

Sincerely,



Jo Ann Walser
Madison County Assessor

w/attachements

Document 2008 517

Book 2008 Page 517 Type 03 001 Pages 3
Date 2/15/2008 Time 2:28 PM
Rec Amt \$17.00 Aud Amt \$10.00
Rev Transfer Tax \$156.80
Rev Stamp# 48 DOV# 48

INDX ✓
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON IOWA

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

278-D623
Phone # (515) 453-4690

Return to:

The Meadows at Winterset, L.L.C., 4216 Cherrywood Ct, West Des Moines, IA 50265

Mail tax statements to:

The Meadows at Winterset, L.L.C., 4216 Cherrywood Ct, West Des Moines, IA 50265

File # 9981 kc

~~\$ 98500.00~~

WARRANTY DEED

Legal: See Attachment "A"

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Max Steigleder and Tracy Steigleder, husband and wife**, does hereby convey unto **The Meadows at Winterset, L.L.C., a limited liability company**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that they have 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all

Attachment "A"

The South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) AND all that part of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) lying North of the center of the channel of Cedar Creek all in Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; **EXCEPT** Parcel "F" containing 6.33 acres, as shown in Plat of Survey filed in Book 3, Page 485 on September 15, 1999, in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** Parcel "G", containing 19.387 acres, as shown in Plat of Survey filed in Book 3, Page 556 on April 3, 2000, in the Office of the Recorder of Madison County, Iowa; **AND** a tract of land described as follows, to-wit: Commencing at a point 58 rods and 40 feet South and 69 rods East of the Northwest corner of the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23) and running thence South 40 rods, thence West 69 rods, thence South to the center of Cedar Creek, thence following the meanderings of said Cedar Creek to a point where it crosses the East line of said West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$), thence North to a point 58 rods and 40 feet South of the Northeast corner of said 80-acre tract, thence West to the place of beginning. Said tract includes any part of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) lying and being North of the center of Cedar Creek.