

BK: 2019 PG: 833
Recorded: 3/18/2019 at 3:43:19.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Prepared by: Richard J. Scieszinski, City Attorney, PO Box 65320, West Des Moines, IA 50265-0320 (515) 222-3614
Return to: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines IA 50265 (515) 222-3600

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For One Dollar (\$1.00) and other good and valuable consideration, **LeMar A. Koethe and Jennifer Koethe, husband and wife** (“Grantors”), hereby convey to the **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 identified as **Exhibit “013-06-F1”** subject to any easements of record.

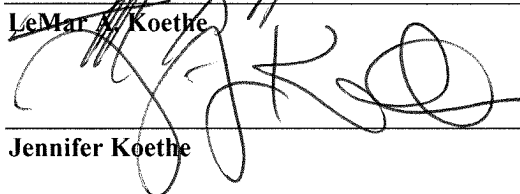
Grantors hereby covenant with Grantee, its successors in interest, that Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and Grantors covenant to warrant and defend the real estate against the lawful claims of all 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.

Dated this 14 day of February, 2019.

By: 

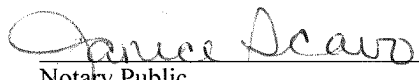
LeMar A. Koethe

By: 

Jennifer Koethe

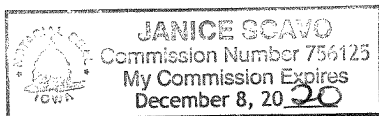
STATE OF IOWA)
) SS
COUNTY OF POLK)

This record was acknowledged before me on February 14, 2019 by **LeMar A. Koethe and Jennifer Koethe**.



Notary Public

This deed is exempt from transfer tax pursuant to Iowa Code Section 428A.2(6).



INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
 TERRY COADY
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023
 515-964-2020
 TLCOADY@SNYDER-ASSOCIATES.COM
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 SURVEY LOCATED:
 PT PARCEL "D"
 SW 1/4 SE 1/4
 SEC 01-77-26
 REQUESTED BY:
 CITY OF WEST DES MOINES

AREA ABOVE RESERVED FOR COUNTY RECORDER

ACQUISITION PLAT

A PART OF PARCEL "D" OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF MADISON COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE SOUTH 83°34'22" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, A DISTANCE OF 47.02 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1093.00 FEET, WHOSE ARC LENGTH IS 126.57 FEET AND WHOSE CHORD BEARS NORTH 02°47'34" WEST, 126.50 FEET; THENCE NORTH 00°31'29" EAST, 962.73 FEET; THENCE NORTH 88°08'21" EAST, 54.05 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1; THENCE SOUTH 00°31'29" WEST ALONG SAID EAST LINE, 1085.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.34 ACRES (58,427 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	6°38'06"	1,093.00'	126.57'	63.36'	N2°47'34"W 126.50'

DATE OF SURVEY

11-20-18

OWNER

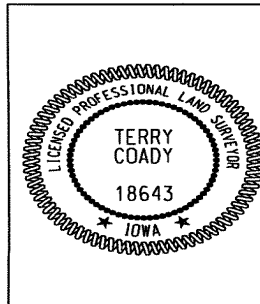
LAMAR A. KOETHE
 6000 DOUGLAS AVE, STE 210
 DES MOINES, IA 50322

BASIS OF BEARING

THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1-77-26 WAS ASSUMED TO BEAR SOUTH 00°31'29" WEST.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #18643 (Unless Otherwise Noted)	●	○
ROW Rail	H	
Calculated Point	+	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Yellow Plastic Cap	YPC	
Centerline	-----	
Section Line	-----	
1/4 Section Line	-----	
1/4 1/4 Section Line	-----	
Easement Line	-----	



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.

Terry Coady 1-9-2019
 Terry Coady, PLS Date

License Number 18643
 My License Renewal Date is December 31, 2019
 Pages or sheets covered by this seal:

**SW 60TH STREET PAVING
 PARCEL 06 - LEMAR A. KOETHE**

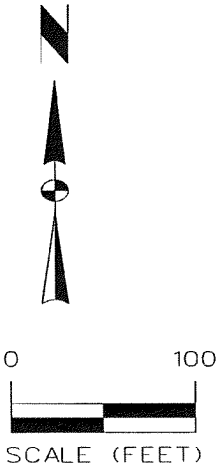
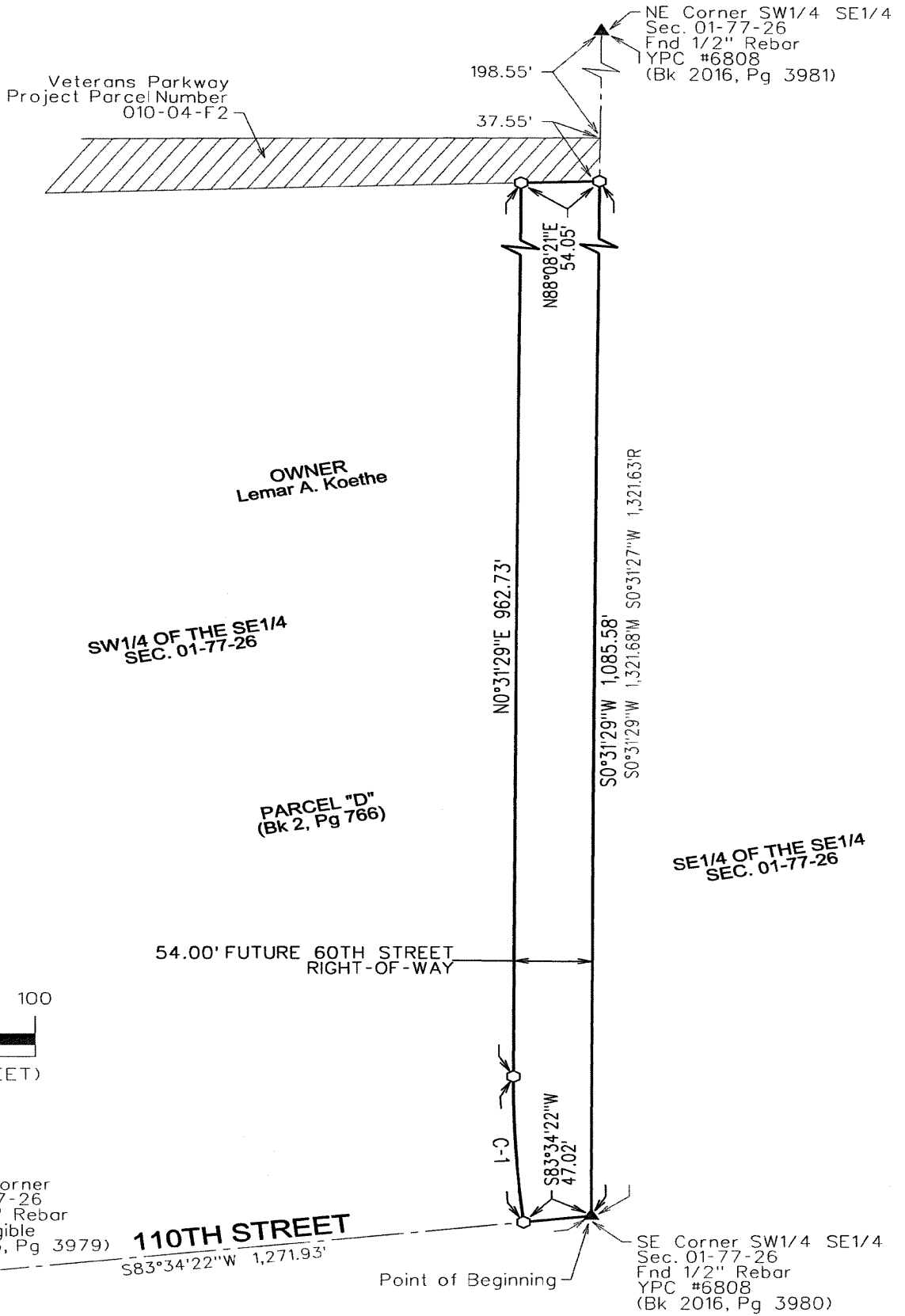
EXHIBIT 013-06-F1

SHEET	1 OF 2
PN:	1160936
FLD BK:	1033A PG: 34
DATE:	01/07/19
PM/TECH:	TLC/JDP



2727 S.W. SNYDER BLVD.
 ANKENY, IA 50023 (515) 964-2020

ACQUISITION PLAT



**SW 60TH STREET PAVING
PARCEL 06 - LEMAR A. KOETHE**

EXHIBIT 013-06-F1

SHEET 2 OF 2

PN: 1160936

FLD BK:1033A PG: 34

DATE: 01/07/19

PM/TECH: TLC/JDP



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ANKENY, IA 50023 (515) 964-2020