

BK: 2023 PG: 3021  
Recorded: 12/13/2023 at 8:47:59.0 AM  
Pages 7  
County Recording Fee: \$42.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$45.00  
Revenue Tax: \$16,737.60  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**\$10,461,150.00**

**Prepared by and  
After Recording, Return To:**

K & L Gates LLP  
925 Fourth Avenue, Suite 2900  
Seattle, WA 98104  
Attn: Charles H. Royce, Esq.

**Mailing Address for Tax Statement:**

Microsoft Corporation  
c/o Ryan LLC  
PO Box 25910  
Scottsdale, AZ 85255-0115

**WARRANTY DEED**

For the consideration of one dollar and other valuable consideration, FLINN FARMS, LLC, an Iowa limited liability company ("Grantor"), does hereby convey to MICROSOFT CORPORATION, a Washington corporation ("Grantee"), the following described real estate in Madison County, Iowa:

See Exhibit A attached hereto.

Subject to easements, covenants, conditions and restrictions of record as listed on Exhibit B hereto.

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.

**FIRSTAM  
NCS 1183578-WA1**

*Flinn Farms, LLC (#506)  
Warranty Deed*

Grantor does hereby covenant with Grantee, and its successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to sell and convey the Property; that the Property is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend the Property against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

*[Remainder of page left intentionally blank; signatures on next page.]*

Dated: December 11, 2023

**GRANTOR:**

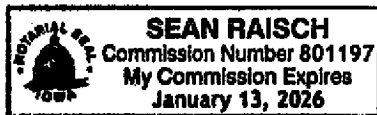
FLINN FARMS, LLC,  
an Iowa limited liability company

By: Vernon Flinn  
Name: Vernon Flinn  
Title: member

STATE OF IOWA )  
COUNTY OF POLK ) ss.

The foregoing instrument was acknowledged before me on this 11<sup>th</sup> day of December, 2023, by Vernon Flinn as Member of FLINN FARMS, LLC, an Iowa limited liability company.

*(Stamp or Seal Below.)*



Sean Raish  
Printed Name: Sean Raish  
Notary Public  
My commission expires: 1/13/2026

## **EXHIBIT A TO DEED**

### **Legal Description**

REAL PROPERTY IN THE CITY OF WEST DES MOINES, COUNTY OF MADISON, STATE OF IOWA, DESCRIBED AS FOLLOWS:

#### **PARCEL I:**

PARCEL K AS DESCRIBED IN PLAT OF SURVEY RECORDED DECEMBER 8, 2023 IN BOOK 2023 PAGE 2976;

TOGETHER WITH THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST FRACTIONAL QUARTER(1/4) OF SECTION ONE (1), EXCEPT A STRIP 20 FEET WIDE OFF THE WEST SIDE THEREOF FOR ROAD PURPOSES, ALL IN TOWNSHIP SEVENTY SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

#### **PARCEL II:**

PARCEL J AS DESCRIBED IN PLAT OF SURVEY RECORDED DECEMBER 8, 2023 IN BOOK 2023 PAGE 2974;

TOGETHER WITH THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (1/4) OF SECTION ONE (1) LYING SOUTH OF VETERANS PARKWAY AS SHOWN IN WARRANTY DEED FILED IN BOOK 2018, PAGE 4057 ON DECEMBER 12, 2018, ALL IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

## **EXHIBIT B TO DEED**

### **Exceptions**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. None due and delinquent as of Date of Policy.
2. Taxes and Assessments not yet due or payable and special assessments not yet certified to the county treasurers office:
3. Terms and conditions of Right-of-Way Contract Option filed August 11, 1941, in Book 75, Page 483, Official Records, Madison County, Iowa.  
  
Assignment of Right of way filed March 3, 1961, in Book 91, Page 249, Official Records, Madison County, Iowa.  
  
Non Fee Property Assignment and Conveyance Agreement filed August 16, 2011, in Book 2011, Page 2173, Official Records, Madison County, Iowa.  
(Parcel 1)
4. Terms and conditions of Declaration of the Establishment, Organization and Creation of the Badger Creek Watershed Soil Conservation Subdistrict filed July 1, 1960, in Book 26, Page 549, Official Records, Madison County, Iowa.  
  
Madison County Soil and Water Conservation District Required Set Back Footages for Badger Creek Watershed filed December 12, 2006, in Book 2006, Page 5157, Official Records, Madison County, Iowa. (Parcels 1 and 2)
5. Terms and conditions of Midwest Power Systems Inc. Overhead Electric Line Easement filed January 28, 1994, in Book 132, Page 474, Official Records, Madison County, Iowa. (Parcel 1)
6. Terms and conditions of Easement filed November 20, 2000, in Book 144, Page 372, Official Records, Madison County, Iowa. (Parcel 1)
7. Terms and conditions of Statement and Notice to Public of Existence of Cost-Sharing Agreements filed April 21, 1981, in Book 33, Page 488, Official Records, Madison County, Iowa.  
  
Amended and Substituted Statement and Notice to Public of Existence of Cost-Sharing Agreements filed August 14, 1981, in Book 33, Page 665, Official Records, Madison County, Iowa. (Parcel 1)

8. Terms and conditions of Hearing Procedure Relating to Land Disturbing Activities Regulation for Madison County Soil Conservation District Winterset, Iowa filed August 23, 1981, in Book 2004, Page 3908, Official Records, Madison County, Iowa. (Parcels 1 and 2)
9. Terms and conditions of Storm Sewer and Overland Flowage Easement(s) filed December 12, 2018, in Book 2018, Page 4058, Official Records, Madison County, Iowa. (Parcels 1 and 2)
10. Terms and conditions of Easement filed February 6, 1963, in Book 92, Page 54, Official Records, Madison County, Iowa. (Parcel 2)
11. Terms and conditions of Notice of Filing of Soil and Water Resource Conservation Plan Madison Soil and Water Conservation District Soil and Water Resource Conservation Plan filed August 5, 1992, in Book 41, Page 68, Official Records, Madison County, Iowa. (Parcel 2)
12. Terms and conditions of Easement filed October 11, 1999, in Book 140, Page 765, Official Records, Madison County, Iowa. (Parcel 2)
13. Terms and conditions of Ordinance No. 1889 filed December 2, 2010, in Book 2010, Page 3046, Official Records, Madison County, Iowa. (Parcel 2)
14. Terms and conditions of Easement filed May 24, 2001, in Book 2001, Page 2126, Official Records, Madison County, Iowa. (Parcel 2)
15. For Zoning classification, Urban Renewal designation or other Ordinances pertaining to the property, consult the applicable government agency.
16. Rights of the Public, State of Iowa, County of Madison, in and to that portion of the land taken or used for road purposes, whether by easement or fee title.
17. Survey by CDA Civil Design Advantage, dated October 18, 2023, job no. 2306.454 , discloses the following:
  - (A) Telephone line located along southerly boundary line of Land lacks apparent benefit of an easement.
  - (B) Overhead Electric Line and power poles located along southerly boundary line of Land lack apparent benefit of an easement.
  - (C) Fence extends over northerly boundary line of the Land onto Veterans Parkway right of way.

(D) Woodland Ave right of way extends over the westerly boundary line onto the Land.

(E) 110th Street right of way extends over the southerly boundary line onto the Land.