



BK: 2017 PG: 1291
Recorded: 4/26/2017 at 1:11:26.0 PM
Fee Amount: \$52.00
Revenue Tax: \$4,386.40
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

NW-768498-A
(5) 1ST AM

Preparer Information: (name, address and phone number)

Antonio Colacino
Bradshaw, Fowler, Proctor & Fairgrave, P.C.
801 Grand Avenue, Suite 3700
Des Moines, IA 50309-8004
Phone: (515) 246-5897

Taxpayer Information: (name and complete address)

Microsoft Corporation
One Microsoft Way
Redmond, WA 98052-8300

Return Document To: (name and complete address)

Shannon J. Skinner
K&L Gates LLP
925 4th Avenue, Suite 2900
Seattle, WA 98104-1158

Grantors:

Veronica A. Haluska and John O. Tank

Grantees:

Microsoft Corporation

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

WARRANTY DEED

For valuable consideration, Veronica A. Haluska and John O. Tank, both single persons, do hereby Convey to Microsoft Corporation, a Washington corporation, the following described real estate in Madison County, Iowa:

The Southeast Quarter of the Southeast Quarter (SE¼SE ¼) of Section One (1), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to the following Permitted Exceptions:

- i. ad valorem real estate taxes not yet due and payable;
- ii. any state of facts shown by an accurate survey of the Property;
- iii. Easement to Warren Water, Inc., dated August 16, 1999, filed September 2, 1999, and recorded in Book 140, Page 751 of the Madison County records;
- iv. Any requirements, if any, under:
 - a. Notice to Landowners dated April 21, 1981, recorded April 21, 1981 and recorded in Miscellaneous Record Book 33, Page 488;
 - b. Declaration of Establishment of Badger Creek Watershed Soil Conservation Subdistrict adopted June 27, 1960, recorded July 1, 1960, in Miscellaneous Record Book 26, Page 549, and Required Set Back Footages for Badger Creek Watershed effective August 20, 2002, recorded December 12, 2006, in Book 2006, Page 5157;
- v. Memorandum of Agreement between City of West Des Moines and Microsoft Corporation (Osmium) dated November 14, 2016, recorded December 22, 2016, in Book 2016, Page 3961, as approved by Resolution No. 16-11-14-15, concerning Osmium Urban Renewal Plan dated November 14, 2016, recorded December 22, 2016, in Book 2016, Page 3960;
- vi. Minimum Assessment Agreement between the City of West Des Moines and Microsoft Corporation (Osmium) dated November 14, 2016, recorded December 22, 2016, in Book 2016, Page 3962; and
- vii. Resolution Adopting Osmium Urban Renewal Plan Recorded December 22, 2016, in Book 2016, Page 3963.

Grantors do Hereby Covenant with grantees, and 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

[SIGNATURES ON FOLLOWING PAGES]

Dated: April 24, 2017.

Veronica A. Haluska
Veronica A. Haluska

STATE OF NEW YORK, COUNTY OF NEW YORK

This record was acknowledged before me this 24th day of April, 2017, by Veronica A. Haluska.

Roxana I. Ciulei
Signature of Notary Public

ROXANA I. CIULEI
Notary Public - State of New York
No. 016234360
Qualified in Queens County
My Commission Expires January 18, 2019

[signatures continue next page]

John O. Tank
John O. Tank

STATE OF NEW YORK, COUNTY OF NEW YORK

This record was acknowledged before me this 24th day of April,
2017, by John O. Tank.

Roxana I. Ciulei
Signature of Notary Public

ROXANA I. CIULEI
Notary Public - State of New York
No. 01C16234360
Qualified in Queens County
My Commission Expires January 18, 2019