

**WHEN RECORDED RETURN TO:**

City Clerk  
410 W. 1<sup>st</sup> St.  
Ankeny, IA 50023

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 (515) 274-1450

## **WARRANTY DEED**

**Jaxwil Enterprises, Inc., Deed Holder and WW Futures II, L.L.C., Contract Buyer**, in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid does hereby CONVEY unto the City of Ankeny, the following described real estate situated in Polk County, Iowa, to-wit:

**See Attached Acquisition Plat**

Property subject to any and all easements of record.

And the grantors do hereby covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and said grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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

This acquisition is for public purposes through an exercise of the power of eminent domain and a Declaration of Value is not required. Iowa Code Sec. 428A.1.

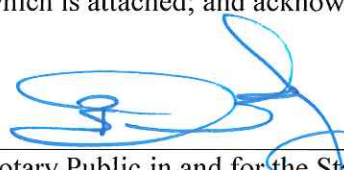
Signed this 1 day of MARCH, 2019.

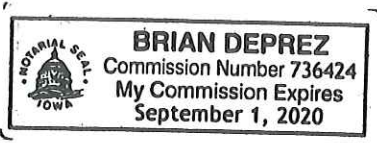
**Jaxwil Enterprises, Inc.**

X   
John E. Wilhelm, President

STATE OF IOWA, POLK COUNTY, ss:

On this 1 day of MARCH, 2019, before me the undersigned, a Notary Public in and for said State, personally appeared John E. Wilhelm, to me known to be the person named in and who executed the foregoing instrument to which is attached; and acknowledged that he executed the instrument as his voluntary act and deed.

  
Notary Public in and for the State of Iowa



Signed this 1 day of MARCH, 2019.

**WW Futures II, LLC**

Denise L. Roberts  
Denise L. Roberts, Member

STATE OF IOWA, POLK COUNTY, ss:

On this 1 day of MARCH, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared Denise L. Roberts, to me known to be the person named in and who executed the foregoing instrument to which is attached; and acknowledged that she executed the instrument as her voluntary act and deed.



[Signature]  
Notary Public in and for the State of Iowa

I, Debra Arend, Deputy City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing Warranty Deed was duly approved and accepted by the City Council of said City of Ankeny by Resolution and Roll Call No. \_\_\_\_\_, passed on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, and this certificate is made pursuant to authority contained in said Resolution.

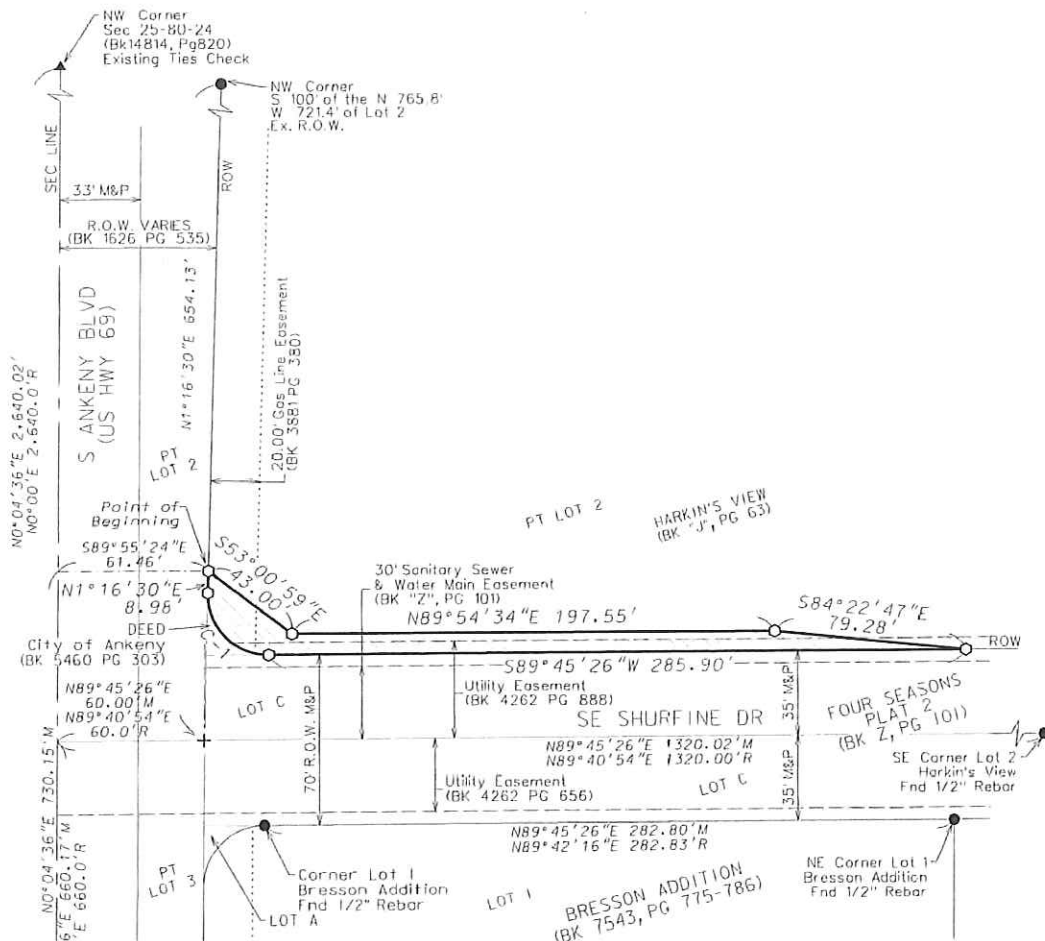
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Debra Arend  
Deputy City Clerk of the City of Ankeny, Iowa

# ACQUISITION PLAT EXHIBIT "A"

COUNTY POLK STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. S&A 117.1073.01A PARCEL NO. 8  
 SECTION 25 TOWNSHIP 80 NORTH RANGE 24 WEST  
 ROW-FEE 2,585 S.F. X AC EASE \_\_\_\_\_ AC EXCESS-FEE \_\_\_\_\_ AC  
 ACCESS RIGHTS ACQUIRED - STA \_\_\_\_\_ STA \_\_\_\_\_ MAIN LINE \_\_\_\_\_ SIDE  
 ACCESS RIGHTS ACQUIRED - STA \_\_\_\_\_ STA \_\_\_\_\_ SIDE ROAD \_\_\_\_\_ SIDE  
 ACQUIRED FROM WW FUTURES II, LLC

CITY OF ANKENY, IOWA

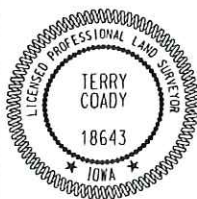


## CURVE TABLE

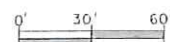
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	91°30'31"	25.00'	39.93'	25.67'	N44°29'13"W 35.82'

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* 12-13-2018  
 TERRY COADY DATE:  
 License number 18643  
 My License Renewal Date is December 31, 2019  
 Pages covered by this seal: \_\_\_\_\_  
 EXHIBIT "A" ONLY



- ▲ FOUND SECTION CORNER
- FOUND RIGHT OF WAY RAIL
- SET 1/2" REBAR YELLOW PLASTIC CAP #18643
- FOUND IDOT ALUM. CAP (UNLESS OTHERWISE NOTED)
- + CALCULATED CORNER



DATE REVISED DECEMBER 13, 2018  
 DATE DRAWN OCTOBER 23, 2018

SCALE 1" = 60'

DESCRIPTION OF ATTACHED PLAT FOR PARCEL NO. 8

POLK COUNTY

PROJECT NO. 117.1073.01A

A PART OF LOT 2 OF, HARKIN'S VIEW, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M.; THENCE NORTH 00°04'36" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 25, A DISTANCE OF 730.15 FEET; THENCE SOUTH 89°55'24" EAST, 61.46 FEET TO THE EAST RIGHT-OF-WAY LINE OF S. ANKENY BOULEVARD AND TO THE POINT OF BEGINNING; THENCE SOUTH 53°00'59" EAST, 43.00 FEET; THENCE NORTH 89°54'34" EAST, 197.55 FEET; THENCE SOUTH 84°22'47" EAST, 79.28 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SE SHURFINE DRIVE; THENCE SOUTH 89°45'26" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 285.90 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.93 FEET AND WHOSE CHORD BEARS NORTH 44°29'13" WEST, 35.82 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 01°16'30" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 8.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 AC. (2,585 S.F.).

NOTE:

THE WEST LINE OF THE NW 1/4 OF SECTION 25-80-24 ASSUMED TO BEAR NORTH 0°04'36" EAST.