

3414



Doc ID: 026654500003 Type: GEN
Kind: SPECIAL WARRANTY DEED
Recorded: 11/09/2012 at 08:30:18 AM
Fee Amt: \$2,106.20 Page 1 of 3
Revenue Tax: \$2,079.20
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2013-00043913

BK 14524 PG 92-94

Declaration Filed

SPECIAL WARRANTY DEED

Preparer Information: Thomas H. Burke
Whitfield & Eddy, P.L.C.
317 Sixth Avenue, Suite 1200
Des Moines, IA 50309- 4195
(515) 288-6041

Taxpayer Information: All People Re Investment LLC LLC
1830 NW 80th Court
Clive, IA 50325

RETURN TO:

Return Address: Thomas H. Burke
Whitfield & Eddy, P.L.C.
317 Sixth Avenue, Suite 1200
Des Moines, IA 50309- 4195

Grantor: RRC Des Moines d/b/a NAI Ruhl & Ruhl Company, Receiver
Polk County Case CE 66843

Grantee: All People Re Investment LLC LLC

Legal Description: See Page 2

SPECIAL WARRANTY DEED

For the consideration of One Dollar(s), and other valuable consideration, RRC Des Moines d/b/a NAI Ruhl & Ruhl Company, the duly authorized Court-Appointed Receiver in Polk County Case No. CE 66843, does hereby convey to All People Re Investment LLC LLC, an Iowa limited liability company, the following described real estate in Polk County, Iowa:

See Exhibit A,

locally known as 2301 Ingersoll Avenue, Des Moines, Iowa 50312.

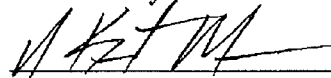
The real estate is being sold "AS IS", "WHERE IS" and "WITH ALL FAULTS" without any representation or warranty whatsoever as to its condition, fitness for any particular purpose, merchantability or any other warranty, express or implied, except that Grantor is the owner of the real estate. Grantee is acquiring this property based solely upon Grantee's own independent investigations and inspections of the property and not in reliance on any information provided by Grantor. Grantor specifically disclaims any warranty, guaranty or representation, oral or written, except as otherwise stated herein, past or present, express or implied, concerning this property. This conveyance is subject to all covenants and easements, if any, against the property.

Grantor does Hereby Covenant with Grantee and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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

Dated: October 11, 2012

RRC Des Moines d/b/a NAI Ruhl & Ruhl Company, as Court-Appointed Receiver in Polk County Case No. CE 66843

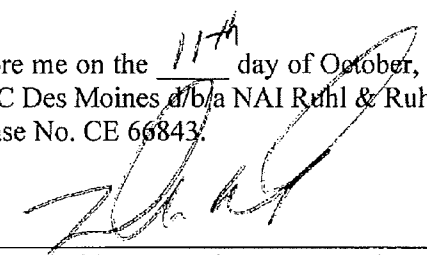


By: N. Kurt Mumm

Its: Receiver

STATE OF IOWA, COUNTY OF POLK ss.

This instrument was acknowledged before me on the 11th day of October, 2012, by N. Kurt Mumm, as Receiver/President for RRC Des Moines d/b/a NAI Ruhl & Ruhl Company, as Court-Appointed Receiver in Polk County Case No. CE 66843.



Notary Public in and for the State of Iowa

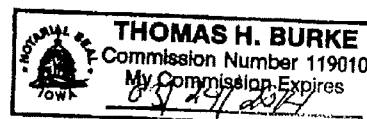


EXHIBIT "A"

LEGAL DESCRIPTION:

ALL OF THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF DES MOINES, POLK COUNTY, IOWA, TO WIT:

ALL THAT PART OF LOT TWENTY-ONE (21) IN BLOCK "C" IN WOODLAND PARK, LYING NORTH OF LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4) IN OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY-FOUR (24), BEING A STRIP FIVE (5) FEET NORTH AND SOUTH, ALSO NORTH 54.68 FEET OF LOT FOUR (4) OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY-FOUR (24), ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA; AND

THE SOUTH 14 (S 14) FEET OF LOT SIX (6), ALL OF LOT SEVEN (7), AND THE NORTH FORTY-SIX (N 46) FEET OF LOT EIGHT (8) IN BLOCK "C" IN WOODLAND PARK, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA; AND

THE SOUTH FOURTEEN (S 14) FEET OF LOT EIGHT (8) AND ALL OF LOTS NINE (9), TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN (13), AND VACATED PORTION OF LINDEN STREET BETWEEN WEST LINE OF 23RD STREET AND EAST LINE OF 24TH STREET, AND VACATED ALLEYWAY RUNNING NORTH AND SOUTH FROM SOUTH SIDE OF HIGH STREET TO NORTH SIDE OF LINDEN STREET BETWEEN 23RD AND 24TH STREET (LYING SOUTH OF LOT ELEVEN (11) IN BLOCK "C" IN WOODLAND PARK), NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA SUBJECT TO WARRANTY DEED RECORDED IN BOOK 5280, PAGE 564; AND

LOT FOURTEEN (14) AND SOUTH FOURTEEN (S 14) FEET OF LOT FIFTEEN (15) IN BLOCK "C" IN WOODLAND PARK, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA SUBJECT TO WARRANTY DEED RECORDED IN BOOK 5280, PAGE 564; AND

LOT ONE (1) (EXCEPT WEST THIRTY-THREE (W 33) FEET, IN OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY-FOUR (24), WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA, SUBJECT TO WARRANTY DEED RECORDED IN BOOK 5280, PAGE 564; AND

LOT TWO (2) OF OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY-FOUR (24), WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA; AND

LOT THREE (3) OF OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY-FOUR (24), WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA; AND

THE SOUTH 85.32 FEET OF LOT FOUR (4) LOT TWO (2) OF OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY-FOUR (24), WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA,

SUBJECT TO EASEMENTS OF RECORD.

RANGE TWENTY-FOUR (24), WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA; AND

SUBJECT TO EASEMENTS OF RECORD.

EXCEPT, ANY PORTION OF THE ABOVE DESCRIBED PROPERTY INCLUDED IN THAT LAND CONVEYED TO THE CITY OF DES MOINES, IOWA, BY JOHN E. SPENCE, SR. AND HELEN SPENCE, HUSBAND AND WIFE, BY WARRANTY DEED DATED JULY 30, 1983, FILED AUGUST 25, 1983, AND RECORDED IN BOOK 5280, PAGE 564, REFERENCE TO WHICH DEED IS HERE MADE FOR ALL PURPOSES.

NOTE:

THE CITY OF DES MOINES RESERVES A PUBLIC UTILITY EASEMENT OVER AND ACROSS A PORTION OF THE VACATED LINDEN STREET RIGHT-OF-WAY AND A PORTION OF THE NORTH-SOUTH ALLEY IN BLOCK C OF WOODLAND PARK FILED APRIL (9), 1946 IN BOOK 1967 AT PAGE 306 AT THE POLK COUNTY RECORDER'S OFFICE.

SAID TRACT OF LAND CONTAINS 2.60 ACRES.