Recorded: 11/23/2016 at 9:54:51.823 AM
Fee Amount: $32.00
Revenue Tax: $0.00
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 201600047578
BK: 16282 PG: 97

WARRANTY DEED

Preparer Information: Brian Roers
Roers Investments, LLC
1964 W. Wayzata Blvd., Suite 200
Long Lake, MN 55356
(952) 210-7460

Taxpayer Information:
23 Ingersoll LLC, a Delaware limited liability company
1964 W. Wayzata Blvd., Suite 200
Long Lake, MN 55356

Return Document To:
23 Ingersoll LLC, a Delaware limited liability company
1964 W. Wayzata Blvd., Suite 200
Long Lake, MN 55356

Grantors:
Roers Investments, LLC, a Minnesota limited liability company
1964 W. Wayzata Blvd., Suite 200
Long Lake, MN 55356

Grantees:
23 Ingersoll LLC, a Delaware limited liability company
1964 W. Wayzata Blvd., Suite 200
Long Lake, MN 55356

Legal Description: See Page 2

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

Warranty Deed

For the consideration of Ten ($10.00) Dollar(s) and other valuable consideration, Roers Investments, LLC, a limited liability company organized and existing under the laws of Minnesota does hereby Convey to 23 Ingersoll LLC, a Delaware limited liability company the following described real estate in Polk County, Iowa:

See Attached Exhibit A

This conveyance is subject to any covenants, easements or restrictions of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate 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, according to the context.

Consideration less than $500.00
Exempt from transfer tax per Iowa Code 428A.2(21)

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Dated: November 15, 2016

Roers Investments, LLC, a Minnesota limited liability company

By: _____
Brian Roers, Manager

By: _____

STATE OF MINNESOTA)
) ss:
COUNTY OF HENNEPIN)

This record was acknowledged before me on November 15, 2016, by Brian Roers as Manager of Roers Investments, LLC, a Minnesota limited liability company.

_____
Signature of Notary Public

WENDY B. ETHEN
Notary Public-Minnesota
My Commission Expires Jan 31, 2020

[SIGNATURE PAGE TO WARRANTY DEED]

EXHIBIT "A"

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), WEST OF THE 5TH P.M., BEING A STRIP FIVE (5) FEET NORTH AND SOUTH, EXCEPT THE WEST THIRTY-THREE (33) FEET OF LOT TWENTY-ONE (21) IN BLOCK "C", WOODLAND PARK LYING WITHIN 24TH STREET, ALSO THE 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, 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) 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,

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.