

Recorded: 11/18/2016 at 8:22:54.590 AM
Fee Amount: \$27.00
Revenue Tax: \$1,919.20
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 201600045889
BK: 16274 PG: 875

WARRANTY DEED

Preparer Information:

Anthony A. Longnecker, Esq.
Nyemaster Goode, P.C.
700 Walnut, Suite 1600
Des Moines, IA 50309
(515) 283-3196

Taxpayer Information:

14 Walnut LLC
1964 W. Wayzata Blvd., Suite 200
Long Lake, MN 55356

Return Document To:

Anthony A. Longnecker, Esq.
Nyemaster Goode, P.C.
700 Walnut, Suite 1600
Des Moines, IA 50309

Grantors:

Gifford and Brown, Inc., an Iowa corporation
920 Morgan Street, Suite B
Des Moines, IA 50309

Grantees:

14 Walnut LLC
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, Gifford and Brown, Inc., a corporation organized and existing under the laws of Iowa does hereby Convey to 14 Walnut LLC, a Delaware limited liability company the following described real estate in Polk County, Iowa:

The following parcels, except the South 12 feet thereof:

1. Lots 1 and 2 in Block 39 in Jonathan Lyon's Addition to Fort Des Moines;

2. All that part of vacated West 14th Street within the following described line: Commencing at the Northeast corner of Lot 1, Block 39 of Jonathan Lyon's Addition to Fort Des Moines, which is the intersection of the West line of vacated West 14th Street with the South line of Walnut Street; thence Southwesterly along the West line of vacated West 14th Street, a distance of 139.50 feet to the North line of the East and West alley South of Walnut Street; thence Easterly along the North line of said alley a distance of 31.33 feet to the East line of said vacated West 14th Street; thence Northeasterly along the East line of said vacated West 14th Street, a distance of 33.84 feet; thence Northerly a distance of 101.30 feet to the South line of Walnut Street; thence Westerly along the South line of Walnut Street a distance of 1.33 feet to the Point of Beginning; and

3. The following portion of Lot 2, Keene & Poindexter's O.P.: Beginning at the Southwest corner of said Lot 2, thence East along the South line of said Lot 2 a distance of 9.61 feet; thence Northerly a distance of 32.45 feet to a point on the West line of said Lot 2 that is 33.84 feet Northeasterly from the Southwest corner of said Lot 2; thence Southwesterly along the West line of said Lot 2 to the Point of Beginning;

all now included in and forming a part of the City of Des Moines. Polk County, Iowa

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.

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