

Recorded: 11/18/2016 at 8:23:01.683 AM
Fee Amount: \$27.00
Revenue Tax: \$0.00
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 201600045891
BK: 16274 PG: 882

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

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

Taxpayer: 14 Walnut LLC, 1964 W. Wayzata Blvd., Suite 200, Long View, MN 55356

QUIT CLAIM DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Gifford and Brown, Inc., an Iowa corporation does hereby Quit Claim to 14 Walnut LLC all our right, title, interest, estate, claim and demand in the following described real estate in Polk County, Iowa:

See Exhibit A attached hereto

Consideration less than \$500.00.

Except from transfer taxes per Iowa Code §428A.2(21).

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

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EXHIBIT A

The South 12 feet of the following parcels:

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.