Number: 20150600 BK: 2015 PG: 0600 Recorded: 5/28/2015 at 2:27:05.0 PM Fee Amount: \$22.00 Revenue Tax: \$380.80 Jennifer McAllister Recorder Fremont County, Iowa

## **SPECIAL WARRANTY DEED**

(Recorder's Cover Page)

Mortgagor, Assignor or Grantor: Zions First National Bank, a National Banking Association

Mortgagee, Assignee or Grantee: Ambica Ventures, LLC

Legal description: See Exhibit A of the document.

Tax parcel number: 500500021000000

**Book and Page Reference:** 

**DOCUMENT PREPARED BY:** 

Gerald Fralick Zions First National Bank 100 South Main, Ste. 500 Sait Lake City, UT 84111 Phone Number: 801-844-7005

TAXPAYER INFORMATION:

Ambica Ventures, LLC 305 Fort Crook Road Belivue, NE 68005

RECORDING REQUESTED BY AND RETURN DOCUMENT TO:

First American Title Insurance Company National Commercial Services 215 South State Street, Ste. 380 Salt Lake City, UT 84111 Phone: (801) 578-8876 File Number; NCS-715694.

This cover page is prepared in compliance with Iowa Code Section 331.606b, (2005).

Recorded at Request of: Zions First National Bank

Mail tax notice to: GRANTEE AMBICA VENTURES, LLC 305 Fort Crook Rd.. Bellvue, NE 68005

## SPECIAL WARRANTY DEED

(Corporate Form)

ZIONS FIRST NATIONAL BANK, a National Banking Association ("Zions") organized and existing under the laws of the United States of America with its principal office at Salt Lake City, County of Salt Lake, State of Utah, grantor, hereby CONVEYS AND WARRANTS to:

Ambica Ventures, LLC

My Commission Expires

Residing At:

grani	tee			2011120
for the s	sum of TEN AND NO	/100		DOLLARS
AND O	THER GOOD AND V	ALUABLE CON	ISIDERATI	ON the following described tract(s) of
land in	Fremont	County, State	of lowa	;
	•			
	SEE EXHIBIT "A	" ATTACHED F	IERETO A	ND MADE A PART HEREOF
SUBJE	CT TO general proper	y taxes for the ye	ar 2015	and thereafter.
property Further	y described herein, and this Special Warranty	I Zions does not n Deed is conveyed s, of every kind a	nake any wa I subject to a nd nature w	tes made by Zions with respect to the real rranties with respect to such real property all liens, leases, easements, restrictions, hatsoever, of record discoverable from an at law or in equity.
In with	ess whereof, the granto zed officers this 22	or has caused its condition of the day of	orporate nar	ne to be hereunto affixed by its duly 015
			ZIONS FIR	ST NATIONAL BANK
		_1	Ву:	
		-	Gerald F	ralick, Vice President
			,	
STATE	OF UTAH	)		
		:ss		
COUN	TY OF SALT LAKE	)		
(20)	regoing instrument was well to the control of the c	s acknowledge be	fore me this	day of May 5015 by
			6	James James
			الا	eria an givi
			NO	OTARY PU <del>BLIC</del>

## **EXHIBIT 'A'**

File No.:

NCS-715694-SLC1 (KLP)

Property:

108 North Fremont Street, Shenandoah, IA

02/17/2015

All of the following described parcel of land located in part of the SE 1/4 NE 1/4 and in the NE 1/4 NE 1/4 of Section 24, Township 69 North, Range 40 West of the 5th P.M., Fremont County, Iowa, EXCEPT the North 261.00 feet thereof:

Commencing at the East Quarter corner of said Section 24; thence North 00 degrees 00 minutes 00 seconds W along the East line of Section 24, 835.10 feet; thence North 90 degrees 00 minutes 00 seconds West 88.60 feet to the point of beginning, which is a point on the West right-of-way line of U.S. 59 Highway; thence North 00 degrees 24 minutes 00 seconds West along the West right-of-way line of U.S. 59 Highway, 500.00 feet; thence North 90 degrees 00 minutes 00 seconds West 482.00 feet; thence South 00 degrees 00 minutes 00 seconds West 400 feet to the Northwest Corner of Lot 2 as shown on page 318 of Irregular Survey Book 2 in the Fremont County Recorder's office; thence North 90 degrees 00 minutes 00 seconds East, 165 feet to the Northeast Corner of said Lot 2; thence South 00 degrees 00 minutes 00 seconds West along the East line of said Lot 2, 100.00 feet; thence North 90 degrees 00 minutes 00 seconds East 320.80 feet to the point of beginning. Note For purposes of the above description, the East line of Section 24 is assumed to bear due North and South.

A.P.N.