

Instr. Number: 2016-00005462
Recorded: 6/17/2016 at 2:11:16.0 PM
Recording Fee: \$22.00
Transfer Tax: \$1,519.20
Stacie L. Herridge - Recorder
Story County, Iowa

SPECIAL WARRANTY DEED

NCS-759274

Instrument prepared by
FIRST AMERICAN TITLE
Lori Allison 909-510-6214
3281 E. Guasti Road, Suite 440
Ontario, CA 91761

When Recorded Mail To:

CFT NV Developments
1683 Walnut Grove Avenue
Rosemead, CA 91770

Name of Taxpayer: CFT NV Developments, LLC
Mail Tax Statements to: 1683 Walnut Grove Ave., Rosemead, CA 91770

Parcel ID Number: 09-11-250-050

KNOW ALL MEN BY THESE PRESENTS:

That Woodsonia-Ames, LLC, a Nebraska limited liability company in consideration of the sum of \$1.00 and other good and valuable consideration in hand paid do hereby CONVEY unto CFT NV Developments, LLC, a Nevada limited liability company, the following described real estate, commonly known as 436 South Duff Avenue, situated and lying in Story County, Iowa, to wit:

Lot 2, Chavis Addition to Ames, Iowa; subject, however, to access rights conveyed to Iowa Department of Transportation by deed filed in the office of the Recorder of Story County, Iowa, on August 1, 1994, as Instrument No. 94-08744.

Grantors do hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to see 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 grantors Covenants to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under Grantor.

DATED: June 15, 2016

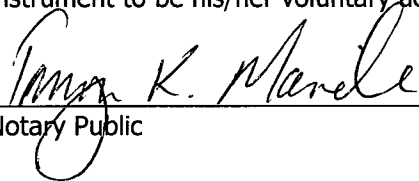
Woodsonia-Ames, LLC
a Nebraska limited liability company

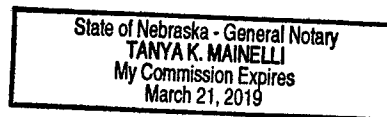


Andrew Snyder, Manager

STATE OF Nebraska
COUNTY OF Douglas

On this 15 day of June, 20 16 before me, the undersigned, a Notary Public in and for said State, personally appeared Andrew Snyder, the manager of Drew Snyder Real Estate, LLC, the manager of Woodsonia-Ames, LLC, that the said Andrew Snyder acknowledged the execution of said instrument to be his/her voluntary act and deed.


Notary Public



Legal Description of the Property

Lot 2, Chavis Addition to Ames, Iowa; subject, however, to access rights conveyed to Iowa Department of Transportation by deed filed in the office of the Recorder of Story County, Iowa, on August 1, 1994, as Instrument No. 94-08744.

MAY ALSO BE DESCRIBED AS:

Beginning at a point of intersection of the Easterly right of way line of South Duff Avenue and the Northerly right of way line of Fifth Street in the City of Ames, Story County, Iowa; thence North 00 degrees 36 minutes 55 seconds East ninety-nine and ninety-one hundredths (99.91) feet along said Easterly right of way line of South Duff Avenue; thence South 89 degrees 39 minutes 43 seconds East two hundred Eighty-two and nine hundredths (282.09) feet; thence South 00 degrees 36 minutes 55 seconds West ninety-nine and ninety-one hundredths (99.91) feet to a point on said Northerly right of way of Fifth Street; thence North 89 degrees 39 minutes 43 seconds West two hundred eighty-two and nine hundredths (282.09) feet along said right of way line to the point of beginning of this description; containing twenty-eight thousand one hundred eighty-four and five tenths (28,184.5) square feet or zero and six hundred forty-seven thousandths (0.647) acres.

BEING THE SAME PROPERTY CONVEYED pursuant to that certain deed by and between Fred E. Miller and Barbara A. Miller, husband and wife, as Grantor, and PIZZA HUT OF AMERICA, INC., a Delaware corporation, as Grantee, dated December 7, 1994 and further BEING THE SAME PROPERTY CONVEYED pursuant to that certain deed by and between PIZZA HUT OF AMERICA, INC., a Delaware corporation, as Grantor, and Stockton Family Limited Partnership, an Alabama Limited Partnership, as Grantee, dated December 19, 2001 and further BEING THE SAME PROPERTY CONVEYED pursuant to that certain deed by and between Stockton Family Limited Partnership, an Alabama Limited Partnership, as Grantor, and Twickenham Commercial Lending, Inc., an Alabama Corporation, as Grantee, dated April 20, 2004.

The Property includes all easements and other rights appurtenant thereto.