

FILED FOR RECORD
POLK COUNTY, IOWA

INST # 078763
RECORDING FEE 21.00
AUDITOR FEE 5.00

98 APR 10 P 3:34.6

RETURN TO: TIMOTHY J. DRIEN
RECORDER

Preparer Information William S. Smith 1000 Equitable Bldg Des Moines 245-6789
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of \$ One Dollar (\$1.00)
Dollar(s) and other valuable consideration,
RACCOON VALLEY INVESTMENT COMPANY

do hereby Convey to
RACCOON VALLEY INVESTMENT COMPANY, L.C.

the following described real estate in Polk County, Iowa:

See Exhibit "A" attached hereto and by this reference incorporated herein.

Entered upon transfer books and for location this 12 day of April 1998, by fee 5.50 collected by recorder.
MICHAEL A. MAURO
Auditor

*Transfer tax exempt - see Iowa Code Section 428A.2(15)

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 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

STATE OF IOWA)
) SS:
COUNTY OF POLK)

Dated: 12-22-97

[Signature]
Arthur M. Coppola, Partner (Grantor)

[Signature]
Edward C. Coppola, Partner (Grantor)

[Signature]
Michael A. Coppola, Partner (Grantor)

(Grantor)

On this 22 day of December, 1997, before me the undersigned, a Notary Public in and for said State, personally appeared Arthur M. Coppola, Edward C. Coppola, Jr., and Michael A. Coppola, to me personally known, who being by me duly sworn did say that they are general partners of Raccoon Valley Investment Company, an Iowa general partnership, executing the foregoing instrument; and that they acknowledged execution of the instrument to be the voluntary act and deed of said partnership by them and by said partnership voluntarily executed.

Dana L. Thompson
Notary Public in and for the State of Iowa



20-78-24 ✓
4-13-98

EXHIBIT "A"

Commencing at a point 451 feet East of the Northwest corner; thence South 322.2 feet; thence East 45.74 feet; thence South 117.2 feet; thence East 25 feet; thence South 61.5 feet; thence East 216.85 feet; thence North 185 feet; thence East 390 feet; thence North 316 feet to the North line; thence West to the point of beginning of the North ½ of the SW ¼ of the SE ¼ of Section 20, Township 78, Range 24, containing 6.065 acres more or less, and

The South 201.47 feet of the East 190 feet of the North ½ of the SW ¼ of the SE ¼ of Section 20, Township 78, Range 24, containing .879 acres more or less,

Less the following tracts of land:

1. commencing at a point 825.15 feet North of and 777.33 feet East of the South one-quarter (S ¼) corner of Section 20 Township 78 North, Range 24, West of the 5th P.M., Polk County, Iowa; thence 125 feet East; thence 89 feet South; thence 125 feet West; thence 89 feet North to the point of beginning containing 0.25 acres more or less, now included in and forming a part of the City of Des Moines, Iowa, 1/k/a 4549-4551 Fleur.
2. commencing at a point 825.15 feet North of and 777.35 feet East of the South one-quarter (S ¼) corner of Section 20, Township 78 North, Range 24. West of the 5th P.M., Polk County, Iowa; thence 40 feet West; thence 185 feet North; thence 390 feet East; thence 344 feet South; thence 350 feet West; thence 70 feet North; thence 125 feet East; thence 89 feet North; thence 125 feet West to the point of beginning, containing 2.67 acres more or less.
3. A tract of land located in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Twenty (20), Township Seventy-eight (78) North, Range Twenty-four (24), West of the 5th P.M., Polk County, Iowa, now included in and forming a part of the City of Des Moines, Iowa, described as follows: Commencing at the South Quarter Corner of Section Twenty (20), Township Seventy-eight (78) North, Range Twenty-four (24), West of the 5th P.M., Polk County, Iowa; thence N 89°39' East, Fifty (50) feet; thence N 0°00' Parallel to the Centerline of Fleur Drive for a distance of Eight Hundred Seventeen and Forty-one Hundredths (817.41) feet to the Point of Beginning; thence N 89°38' East a distance of Two Hundred Thirty-five (235) feet; thence N 0°00' a distance of One Hundred Seventy-nine and One Hundredths (179.01) feet to a point lying Three Hundred Twenty-two and two tenths (322.2) feet South of the North line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Twenty (20), Township Seventy-eight (78) North, Range Twenty-four (24), West; thence S 89°50'20" West a distance of Two Hundred Thirty-five (235) feet parallel to the North line of Southwest Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty (20); thence S 0°00' a distance of One Hundred Seventy-nine and ninety-one Hundredths (179.91) feet to the point of beginning, containing 0.968 acres (42,173 square feet), more or less.

BK7875PG400

4. A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 78 North, Range 24 West of the 5th P.M., now included in and forming a part of the City of Des Moines, Polk County, Iowa, that is more particularly described as follows: Commencing at a point of reference at the South 1/4 corner of said Section 20, thence North 00°01'51" West, 817.95 feet along the West line of the Southeast quarter of said Section 20 to a point, thence North 89°27'05" East, 285.95 feet to the point of beginning, thence North 00°01'20" West 179.10 feet to a point, thence North 89°42'41" East, 211.74 feet to a point, thence South 00°23'49" West, 117.20 feet to a point, thence North 89°36'11" East, 25.00 feet to a point, thence South 00°23'49" West, 61.50 feet to a point, thence South 89°36'11" West, 235.50 feet to the point of beginning.
5. The east 190 feet of the West 240 feet on the South line, and the East 200 feet of the West 240 feet on the North line, of the North 145 feet of the South 781.35 feet of the SW 1/4 of the SE 1/4 of Section 20, Township 78 North, Range 24, West of the 5th P.M., now included in and forming a part of the City of Des Moines, Polk County, Iowa, 1/k/a 4555 Fleur.
6. commencing at the South Quarter Corner of Section 20 T78 N, R 24 W of the 5th Principal Meridian, Polk County, Iowa; said corner also being the point of intersection of the centerlines of Fleur Drive and McKinley Avenue in the City of Des Moines, Iowa; thence N 89°39' E along the centerline of McKinley Avenue for a distance of 175.00 feet; thence N 0°00' E parallel to the centerline of Fleur Drive for a distance of 37.00 feet to the point of beginning which point is the north R.O.W. of McKinley Avenue; thence N 0°00' E a distance of 146 feet; thence S 89°39' W a distance of 125.00 feet; thence N 0°00' E along the east R.O.W. line of Fleur Drive a distance of 453.35 feet; thence N 90°00' E a distance of 190.00 feet; thence N 0°00' E a distance of 145.00 feet; thence N 90°00' W a distance of 200.00 feet to a point on the east R.O.W. line of Fleur Drive and 40.00 feet east of the centerline of Fleur Drive; thence N 0°00' E a distance of 36.00 feet; thence N 89°38' E a distance of 737.36 feet; thence S 0°02' W a distance of 776.57 feet to a point on the north R.O.W. line of McKinley Avenue which point is 41.05 feet north of the centerline of McKinley Avenue; thence S 89°03'22" W along the north R.O.W. line of McKinley Avenue a distance of 561.95 feet; thence N 0°00' E a distance of 1.77 feet; thence S 89°39' W a distance of 40.00 feet to the point of beginning, a tract of land containing 11.98 acres more or less, all in the southeast quarter of Section 20 T 78 N, R 24 W in the City of Des Moines, Polk County, Iowa, 1/k/a the Northeast corner of Fleur and McKinley.
7. The North 458.53 feet of the East 190.00 feet of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 20, Township 78 North, Range 24, West of the 5th P.M., now included in and forming a part of the City of Des Moines, Iowa, subject to and together with any and all easements of record.

BK7875PG401

16/17

8. A tract of ground situated on the Northeast corner of Fleur Drive and McKinley Avenue in Des Moines, Iowa, One Hundred Fifty (150) feet on the East side of Fleur Drive and One Hundred Twenty-five (125') feet on the North side of McKinley Avenue situated in the Southwest corner of the following tract of land: The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) Section Twenty (20), Township 78 North, Range 24, Polk County, Iowa less roads and highways. An easement is granted for driveway purposes over Twenty-five (25) feet, adjoining the leased premises on the East which may be used for parking until the premises adjoining owned by Lessor are developed for commercial purposes, (the easement above granted is non-exclusive, and shall continue during the term of the lease and any extensions thereof).

16

17

BK7875PG402