

FILED FOR RECORD
POLK COUNTY, IOWA

96 SEP -6 P 12:43

TIMOTHY C. HOGAN
RECORDER

INST # 017216
RECORDING FEE 6.00
AUDITOR FEE 5.00

Preparer Information: RETURN TO: Timothy C. Hogan 3101 Ingersoll Ave Des Moines IA (515) 279-9059
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
M.R.A.G. INVESTMENT CO.
a corporation organized and existing under the laws of
Iowa
does hereby Convey to

BOSTON COMMONS LIMITED COMPANY

the following described real estate in Polk County, Iowa:

Lots 154 and 155 in Clover Acres, an Official Plat, now included in
and forming a part of the City of Des Moines, Polk County, Iowa.

10/9.9.96

THIS DEED RELATES TO A CORPORATE REORGANIZATION AND IS EXEMPT
FROM TRANSFER TAX PURSUANT TO IOWA CODE SECTION 428A.2(14).

Entered upon transfer books and for
taxation this 2 day of Sept
19 96 My fee \$ 5.00 collected
by recorder
Complexis
Auditor

The Corporation 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.

M.R.A.G. INVESTMENT CO.

Dated: July 1, 1996

By Ronald L. Daniels, President Title

By _____ Title

STATE OF IOWA POLK COUNTY, ss:

On this 1st day of July, 19 96 before me, the undersigned, a Notary
Public in and for said State, personally appeared Ronald L. Daniels
to me personally known, who being by me
duly sworn, did say that they are the President

respectively of said corporation;
that no seal has been procured by the said ~~XXXXXX~~ corporation that
said instrument was signed ~~XXXXXX~~ on behalf of said corporation by authority of its Board of
Directors; and that the said Ronald L. Daniels

as such officers, acknowledged the execution
of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily
executed.

Timothy C. Hogan

Notary Public