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VERONICA A RARDIN, COUNTY RECORDER
BOONE IOWA

This instrument prepared by:

Emily Schwebke
Nixon Peabody LLP
70 W Madison St. – Suite 3500
Chicago, IL 60602
(312) 425-3977

**Send future tax bills to
and after recording return to:**

Longball Development, LLC
10640 County Highway D20
Alden, IA 50006
Attn: Kyle McMahon

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 12th day of September, 2016, by MARY ANN O'RYAN, as TRUSTEE OF THE RAY A. AND KATHRYN A. ECKSTEIN BENEDICTINE SISTERS OF CHICAGO AND ST. SCHOLASTICA ACADEMY CHARITABLE SUPPORT TRUST ("Grantor"), with an address of 7430 N. Ridge Blvd., Chicago, Illinois 60645, in favor of Longball Development, LLC, an Iowa limited liability company ("Grantee"), with an address of 10640 County Highway D20, Alden, Iowa 50006;

WITNESSETH, that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple, subject to all easements, conditions, covenants, restrictions, special governmental taxes or assessments confirmed and unconfirmed, any general real estate taxes not yet due and payable, acts done by or suffered through Grantee, and any other matters of record pertaining to the Property (the

Ret - Foss Kuiken & Cochran PC P.O. Box 30 Fairfield IA 52556

“Permitted Exceptions”). Grantor does hereby warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. The terms “Grantor” and “Grantee” shall include their respective heirs, successors and assigns.

[SIGNATURE PAGE FOLLOWS]

EXHIBIT A

LEGAL DESCRIPTION

North 82.5 feet of East half (1/2) of Lot One (1) in Block Four (4) in Litchfield's Addition to Ogden, Iowa, as shown on Plat of Survey recorded in Plat Book 8, Page 30, in the office of the Recorder of Boone County, Iowa.

Property Address: 202 SW 4th Street, Ogden, Iowa 50212