

ENTERED FOR TAXATION

This 19 Day of Sept 2016
Flat Book City Page K05/9
Transfer Book 8 Page 92
Christy Bates Auditor
AG

Keokuk Co Recorder
Dawn T. Goldman
Fee Book 2016-1146

09/19/2016 @08:21AM
DSW SPEC WAR DEED # Pages: 4
Book: Page: # Pages: 4
Total Fees: \$27.00
Transfer Tax Collected: \$269.60

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

“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]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

Mary Ann O'Ryan

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

STATE OF IL)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that 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, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of Sept, 2016.

Roberta M Pierick
Notary Public

My Commission Expires:

9/11/2018

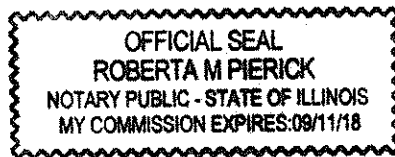


EXHIBIT A

LEGAL DESCRIPTION

Lots Fifteen and Sixteen in Block Fifteen of the Original Plat of the City of Keota,
Keokuk County, Iowa

Property Address: 307 E. Broadway Avenue, Keota, Iowa 52248