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Fee Amount: \$22.00
Revenue Tax: \$1,319.20
PATRICK F. GILL, AUDITOR AND RECORDER
Woodbury County, Iowa

Prepared by: Jared Hollinger, 1423 Grandview Ave, Suite 101, Papillion NE 68046 402-502-1000
Return to: Homebuyers Incorporated 1423 Grandview Ave, Suite 101, Papillion NE 68046
Mail Tax Statement to: H & S Partnership, L.L.P., 1423 Grandview Ave, Suite 101 Papillion NE 68046

CORPORATE WARRANTY DEED

THE GRANTOR, H & S Partnership, L.L.P., A Nebraska Limited Liability Partnership, in consideration of **Ten Dollars and other valuable consideration** receipt of which is hereby acknowledged, conveys to **2427 LLC GRANTEE, A Nebraska Limited Liability Company** the following described real estate (as defined in Neb. Rev. Stat. 76-201) in **Woodbury County, IA :**

SEE EXHIBIT A

More commonly known as 2427 Hamilton Blvd, Sioux City, IA, 51104

THE GRANTOR covenants with Grantee the Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments.
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: November 7, 2013

H&S Partnership, L.L.P.

by: _____

Jared W. Hollinger
General Partner, H&S Partnership, L.L.P., A
Nebraska Limited Liability Partnership

STATE OF NEBRASKA)

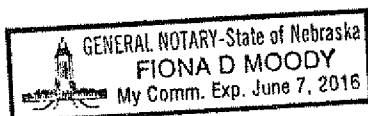
: ss.

COUNTY OF SARPY)

On November 7, 2013, before me, a Notary Public in and for said County, personally came the above named Jared W. Hollinger, General Partner, H&S Partnership, L.L.P., A Nebraska Limited Liability Partnership, who is personally known to me to be the identical person whose name is affixed to the above instrument as grantor and he acknowledged said instrument to be his voluntary act and deed and the voluntary act and deed of said corporation.

WITNESS my hand and notarial seal the date last aforesaid.

[Seal]



Notary Public

My Commission Expires: 6/7/16

**EXHIBIT A
LEGAL DESCRIPTION**

All of Lots One (1), Two (2) and Three (3) and part of Lot Four (4), Block Six (6), Booge's Addition, Lot One (1) and all of Lot Two (2) except the South Forty-five (45) feet thereof, Block Two (2), Evan's Addition and part of the West One Hundred Sixty-one (161) feet of the vacated East-West alley between said blocks, all in Sioux City, Woodbury County, Iowa, more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, Block 6, Booge's Addition; thence South 9°13'50" East for 128.60 feet to the Southeast corner of said lot; thence North 89°01'54" West along the South line of said lot for 3.54 feet, said line also being the North line of the vacated alley between said Block 6, Booge's Addition and Block 2, Evan's Addition; thence South 0°06'00" East along the East line of the West 161 feet of said vacated alley for 12.00 feet; thence South 89°01'54" East for 5.45 feet to the Northeast corner of Lot 1, Block 2, Evan's Addition; thence South 0°05'05" West for 66.00 feet along the East line of said Lot 1 and of Lot 2 except the South 45 feet thereof; thence North 89°04'27" West for 150.23 feet to the West line of said Lot 2; thence North 0°06'00" West 2, Evan's Addition; thence North 89°01'54" West for 12.00 feet along the South line of part of said vacated East-West alley; thence North 0°06'00" West for 106.33 feet; thence South 89°55'58" East for 20.00 feet; thence North 0°06'00" West for 30.00 feet to the North line of said Lot 4, Block 6, Booges Addition; thence South 89°55'58" East for 120.08 feet to the point of beginning, excepting therefrom that part conveyed to The City of Sioux City, described in Warranty Deed recorded in Roll 324, Image 1233, and specifically described as follows:

A strip of land lying in Lots 1 and 2 of Block 6 and in the East-West alley lying South of said Block 6 of Booge's Addition to Sioux City, Iowa, and lying in Lots 1 and 2 of Block 2 in Evan's Addition to Sioux City, Iowa, more particularly described as follows:

Beginning at the Northeast corner in said Lot 1 of Block 6 in Booge's Addition; thence North 89°56'15" West along the North lines of said Lots 1 and 2 of Block 6 for 19.25 feet thence South 9°12'53" East along a line being 19.00 feet Westerly of and parallel to the Easterly line of said Lot 1 in Block 6 for 127.72 feet to the North line of said East-West alley in Booge's Addition; thence continuing South 9°12'53" East for 12.19 feet to the North line of said Block 2 in Evan's Addition; thence South 5°28'32" East into said Lots 1 and 2 of Block 2 for 66.94 feet; thence South 89°02'07" East along a line being 45.00 feet North of the South line of said Lot 2 in Block 2 for 13.21 feet; thence North 0°03'11" East along the East lines of said Lots 2 and 1 of Block 2 for 66.52 feet to the North line of said Evan's Addition; thence North 89°02'07" West along said North line of Evan's Addition for 0.36 feet; thence North 9°12'53" West into said Booge's Addition for 12.19 feet; thence continuing North 9°12'53" West along said Easterly line of Lot 1 in Block 6 for 128.02 feet to the point of beginning.