## DOCUMENT NO. 6258 RECORDING FEE 4 AUD. FEE **AUTOMATION FEE**

BOOK 4307 PAGE 173

Prepared by: Robert B Thomson, 104 Armour Road, North Kansas City, MO. 64116; (816) 303-4500

Mail Tax Bill to: Cedarwood Hills Acquisition, LP 104 Armour Road North Kansas City, Mo. 64166

(Space above this line for recording purposes)

After recording, return to: Robert B. Thomson 104 Armour Road North Kansas City, Mo. 64166

WARRANTY DEED

CEDARWOOD HILLS KNOW ALL MEN BY THESE PRESENTS: That ASSOCIATES, an lowa general partnership, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid, does hereby convey unto CEDARWOOD HILLS ACQUISITION, L.P., a limited partnership organized and existing under the laws of Missouri, the following described real estate situated in Linn County, lowa, to-wit:

See Exhibit A attached hereto and incorporated herein.

(Subject to easements, covenants and restrictions of record.)

And the Grantor does hereby covenant with the said Grantee, and successors in interest, that it holds said real estate by title in fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and it covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Signed this  $27^{\frac{1}{2}}$  day of  $\frac{4}{3}$ , 2001.

REAL ESTATE TRANSFER

CEDARWOOD HILLS ASSOCIATES. an Iowa general partnership

By: McNeil Midwest Properties I, L a Missouri limited partnership, its general partner

By: KelCor, Inc., a Missouri corporation its general partner

STATE OF MISSOURI ) ) ss: COUNTY OF CLAY

This instrument was acknowledged before me on April  $\hat{a}/\mathcal{L}$ , 2001 by DAVID L. JOHNSON, Vice President of KelCor, Inc., General Partner of MCNEIL MIDWEST PROPERTIES I, L.P., general partner of CEDARWOOD HILLS ASSOCIATES, an lowa general partnership.

GRACE E BALES Motary Public - Notary Seal State of Missouri Clay County Johnanission Expires Aug. 24, 2

Notary Public

## EXHIBIT A

## DESCRIPTION OF THE LAND

Lot 7, Auditor's Plat No. 104, Linn County, Iowa

EXCEPT therefrom Beatty's First Addition to Cedar Rapids, Linn County, Iowa.

ALSO EXCEPT therefrom any portion of said Lot 7 lying within the following described strip of land. Being a strip of land 60.00 feet wide, measured at right angles, lying 30.00 feet on each side of the following described centerline:

BEGINNING at the Southeasterly corner of said Lot 7; thence northerly along the easterly line of said Lot to a point 170.00 feet southerly from the northeasterly corner of said Lot; thence northwesterly along a tangent curve having a radius of 130.26 feet, concave southwesterly, an arc distance of 95.48 feet; thence northwesterly tangent to said curve, 132.00 feet; thence northerly along a tangent curve having a radius of 130.26 feet, concave northeasterly, an arc distance of 95.48 feet to a point in the centerline of Redbud Road 100.00 feet northerly of the north line of said Lot.

ALSO EXCEPT the Southerly 40.00 feet of said Lot 7, measured at right angles to the Southerly line thereof.

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