

Doc ID: 007061070003 Type: DEED/W  
Recorded: 03/21/2017 at 11:22:25 AM  
Fee Amt: \$2,034.20 Page 1 of 3  
Revenue Tax: \$2,007.20  
Dallas County Iowa  
Chad C. Airhart RECORDER  
File#

BK 2017 PG 4888

**Preparer Information:** Stuart Ruddy, Knapp Properties, Inc., 5000 Westown Parkway, Suite 400, West Des Moines, IA 50266 (515) 222-5234

**Return Document To:** 117 Land Company, L.L.C., 9550 Hickman Road, Clive, IA 50322

**Address Tax Statement:** 117 Land Company, L.L.C., 9550 Hickman Road, Clive, IA 50322

### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Raccoon River Land Co., L.L.C. ("Grantor") an Iowa limited liability company does hereby convey to 117 Land Company, L.L.C. ("Grantee") an Iowa limited liability company the following described real estate in Dallas County, Iowa described on Exhibit A attached hereto and incorporated herein by reference.

Subject to and together with any and all easements, covenants, and restrictions of record.

Grantors does hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: March 15, 2017

**RACCOON RIVER LAND CO., L.L.C.**  
an Iowa limited liability company

By: William C. Knapp, L.C.  
an Iowa limited liability company  
Managing Member

By: Gerard D. Neugent  
Gerard D. Neugent, Manager


ENTERED UPON  
TRANSFER BOOKS

MAR 21 2017 10

JULIA HELM  
AUDITOR

By: RACCOON RIVER INVESTORS, LLC  
Managing Member

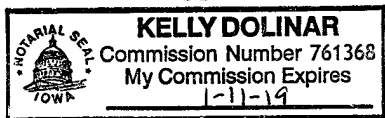
By: JSC TRUST  
Member

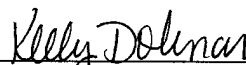
By:   
Paul D. Hayes, Trustee

### ACKNOWLEDGEMENTS

State of Iowa     )  
                                  )ss:  
County of Polk    )

This record was acknowledged before me on March 15, 2017 by Gerard D. Neugent, Manager of William C. Knapp, L.C., Member of Raccoon River Land Co., L.L.C.

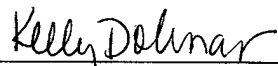


  
Notary Public

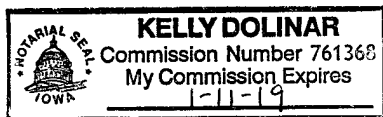
(Stamp or Seal)

State of Iowa     )  
                                  )ss:  
County of Polk    )

This record was acknowledged before me on March 15, 2017 by Paul D. Hayes, Trustee of JSC Trust, Member in Raccoon River Investors, LLC, Member of Raccoon River Land Co., L.L.C.

  
Notary Public

(Stamp or Seal)



## EXHIBIT A

### Legal Description of the Property

That part of the North fractional  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 78 North, Range 26 West of the 5<sup>th</sup> P.M., Dallas County, Iowa, lying South of the Interstate Route No. 80, except Parcel "A" of the survey of the Fractional NW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , Section 18-78-26, as shown in Book 748, Page 599, in the office of the Recorder of Dallas County, Iowa.

Lot Three (3) of the Auditor's Plat of that part of the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of Section 17 in Township 78 North, of Range 26 West of the 5<sup>th</sup> P. M., Dallas County, Iowa, EXCEPT Commencing at the NW Corner of Sec. 17-T78N-R26W of the 5<sup>th</sup> P. M., Dallas County, Iowa, thence S 00°00' 658.43 feet along the section line to the point of beginning, thence continuing S 00°00' 87.17 feet, thence S 89°12'E 382.70 feet, thence S 06°12'E 130.00 feet, thence S 84°35'E 225.61 feet, thence N 02°55'W 30.62 feet, thence N 73°50'E 338.22 feet, thence N 02°55'W 128.79 feet, thence N 73°50'E 400.92 feet to the centerline of a county road, thence N 00°50'E 75.00 feet along said centerline, thence S 73°50'W 423.54 feet, thence N 02°55'W 568.48 feet to the south right of way line of Interstate No. 80, thence N 85°04'W 315.13 feet along said right of way line, thence S 02°55'E 676.50 feet, thence N 89°50'W 609.02 feet to the point of beginning.

Parcel "A" of the survey of all of Lot 4 and part of Lot 3 of the Auditors Plat of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 17, Township 78 North, Range 26 West of the 5<sup>th</sup> P.M., all being in and forming a part of the City of Waukee, Dallas County, Iowa, as shown in Book 2004, Page 5051, in the office of the Recorder of Dallas County, Iowa.