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Rev. 1,423<sup>20</sup>



Doc ID: 028240180002 Type: GEN  
Kind: WARRANTY DEED  
Recorded: 01/22/2014 at 03:18:55 PM  
Fee Amt: \$1,445.20 Page 1 of 2  
Revenue Tax: \$1,423.20  
Polk County Iowa  
JULIE M. HAGGERTY RECORDER  
File# 2014-00058105

**Declaration Filed**

BK **15088** PG **751-752**



**WARRANTY DEED**  
(CORPORATE GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Kenneth P. Nelson, 3112 Brockway Road, Waterloo, IA 50701, Phone: (319)  
291-6161

**Taxpayer Information:** (Name and complete address)

Ingersoll Square Phase III Associates, L.P.  
c/o Newbury Management  
3408 Woodland Ave., Suite 504  
West Des Moines, IA 50266

RETURN TO:

**Return Document To:** (Name and complete address)

Ingersoll Square Phase III Associates, L.P.  
c/o Newbury Management  
3408 Woodland Ave., Suite 504  
West Des Moines, IA 50266

**Grantors:**

Veridian Credit Union

**Grantees:**

Ingersoll Square Phase III Associates, L.P.

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE GRANTOR)

For the consideration of ONE (\$1.00)

Dollar(s) and other valuable consideration,  
Veridian Credit Union

a corporation organized and existing under the laws of  
IOWA

does hereby Convey to

Ingersoll Square Phase III Associates, L.P.

the following described real estate in Polk County, Iowa:

Parcel "D" being described on Plat of Survey filed November 13, 2012, and recorded in Book 14528 Page 338 in the office of the Recorder of Polk County, Iowa, being a part of Lots 1 through 6 in Harding Road Place and part of Lots 5 through 9 in Block B of West & Burton's Addition to Des Moines, Polk County, Iowa.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Veridian Credit Union  
a(n) IOWA corporation

Dated: December 9, 2013

By Mark Koppedryer  
Mark Koppedryer, Vice President Title

By \_\_\_\_\_  
Title

STATE OF IOWA COUNTY OF BLACK HAWK

This instrument was acknowledged before me on December 9, 2013  
by Mark Koppedryer  
as Vice President  
of Veridian Credit Union



Debbie L. Way, Notary Public