

Recorded: 3/23/2017 at 7:36:04.227 AM
Fee Amount: \$22.00
Revenue Tax: \$1,040.80
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 201600078638
BK: 16414 PG: 328

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Kirke C. Quinn, 724 Story St., Ste. 701, Boone, IA 50036, Phone: (515) 432-1490

Taxpayer Information: (name and complete address)

Batis Development Co., 2933 SW Woodside Dr., #2, Topeka, KS 66614

Return Document To: (name and complete address)

Eric J. Eide, 3 N. 17th St., Ste. 2, Fort Dodge, IA 50501

Grantors:

G-F Four Investments, Inc.

Grantees:

Batis Development Company

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of \$10.00 Dollars (\$10.00) and other valuable consideration, **G-F Four Investments, Inc.**, a corporation organized and existing under the laws of Iowa does hereby convey to **Batis Development Company**, a Kansas corporation, the following described real estate in Polk County, Iowa:

Lot 3 in Parkview Boulevard Plat No. 1, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa,

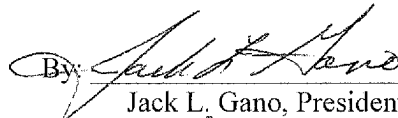
subject the Permitted Exceptions attached hereto as Exhibit A, and incorporated herein by reference.

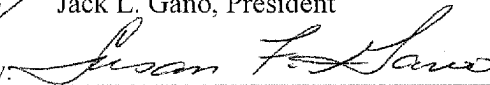
The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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.

Dated: MARCH 17, 2017.

G-F Four Investments, Inc., a(n) Iowa corporation

By: 
Jack L. Gano, President

By: 
Susan F. Gano, Secretary

STATE OF IOWA, COUNTY OF BOONE

This record was acknowledged before me on, by Jack L. Gano as President of G-F Four Investments, Inc. and Susan F. Gano as Secretary of G-F Four Investments, Inc.


Signature of Notary Public

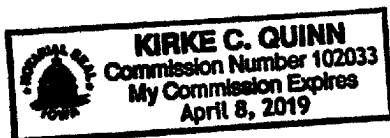


EXHIBIT A TO GENERAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES AND ASSESSMENTS FOR FISCAL YEAR 2016-2017 AND SUBSEQUENT YEARS, NONE NOW DUE OR PAYABLE.
2. EASEMENT GRANTED TO IOWA POWER AND LIGHT COMPANY, RECORDED ON JANUARY 22, 1958 IN BOOK 3017, PAGE 324.
3. EASEMENT GRANTED TO IOWA POWER AND LIGHT COMPANY, RECORDED ON NOVEMBER 6, 1958 IN BOOK 3098, PAGE 291.
4. EASEMENT GRANTED TO THE CITY OF ANKENY, IOWA, RECORDED ON SEPTEMBER 10, 1974 IN BOOK 4471, PAGE 706.
5. PARKVIEW TERRACE PLAT NO. 13, RECORDED ON MARCH 22, 1979 IN PLAT BOOK R, PAGE 471.
6. TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THE RESTRICTIVE COVENANTS ON LOTS 1, 3, AND 4 PARKVIEW BOULEVARD PLAT NO. 1 RECORDED ON JUNE 25, 1984 IN BOOK 5361, PAGE 919.
7. PARTIAL ACQUISITION CONTRACT BETWEEN G-F FOUR INVESTMENTS, INC. AND IOWA DEPARTMENT OF TRANSPORTATION RECORDED ON APRIL 21, 1992 IN BOOK 6543, PAGE 626.
8. UNDERGROUND ELECTRIC LINE EASEMENT GRANTED TO IOWA POWER INC., RECORDED ON JULY 30, 1992 IN BOOK 6607, PAGE 888.
9. LIMITED EASEMENT GRANTED TO EVERETT N. SATHER, RECORDED ON APRIL 7, 1994 IN BOOK 6994, PAGE 506.
10. UNDERGROUND ELECTRIC LINE EASEMENT GRANTED TO MIDWEST POWER SYSTEMS, INC., RECORDED ON JUNE 28, 1994 IN BOOK 7044, PAGE 615
11. PUBLIC INGRESS-EGRESS EASEMENT BETWEEN MURRAY GROUP, LLC AND CITY OF ANKENY, IOWA RECORDED ON DECEMBER 14, 2011 IN BOOK 14088, PAGE 998.