

Recorded: 5/4/2018 at 7:52:49.0 AM
Fee Amount: \$32.00
Revenue Tax: \$3,940.00
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 201700084741
BK: 16907 PG: 932

DECLARATION FILED

SPECIAL WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: Batis Development Company
J. Mark Wittenburg
2933 SW Woodside Drive #200
Topeka, KS 66614
Telephone: (785) 272-4400

Taxpayer Information: M. Alfred Karlsen and Lora L. Sokolow
578 Washington Blvd, #925
Marina Del Rey, CA 90292

Return Document To: Beth Bucklin
TitleCore National
9140 W. Dodge Road, Suite 380
Omaha, NE 68114

Grantors: Batis Development Company, a Kansas corporation

Grantees: M. Alfred Karlsen and Marilee Karlsen, Co-Trustees of the Karlsen Family Trust U/T/A dated August 12, 1997, as to an undivided 50% interest, and Lora L. Sokolow, Trustee of the Lora L. Sokolow Living Trust dated December 12, 2007, as to an undivided 50% interest

Legal Description: See Exhibit A.

Document or instrument number of associated documents previously recorded:
Warranty Deed, Number 201600078638, Book 16414, Page 328

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, **Batis Development Company**, a corporation organized and existing under the laws of Kansas, does hereby convey to **M. Alfred Karlsen and Marilee Karlsen, Co-Trustees of the Karlsen Family Trust U/T/A dated August 12, 1997, as to an undivided 50% interest, and Lora L. Sokolow, Trustee of the Lora L. Sokolow Living Trust dated December 12, 2007, as to an undivided 50% interest** the following described real estate in Polk County, Iowa:

SEE ATTACHED Exhibit A

subject to those encumbrances and exceptions set forth on Exhibit B, attached hereto and incorporated herein by reference.

The Grantor hereby covenants with Grantee, and successors in interest, that Grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons claiming by, through, or under it, except as may be above stated.

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

Effective Date: April 26, 2018

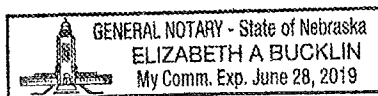
Batis Development Company,
a Kansas Corporation

By: 

J. Mark Wittenburg, President

STATE OF Nebraska
COUNTY OF Douglas) ss.

April The foregoing instrument was acknowledged before me this 26 day of April 2018 by J. Mark Wittenburg, President of Batis Development Company, a Kansas corporation.



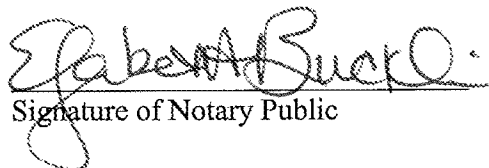

Signature of Notary Public

EXHIBIT A

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.

Parcel 2:

Access for ingress and egress as set forth in Easement and Maintenance Agreement dated April 24, 2018 and recorded April 30, 2018 at Book 16899 at Page 859, of the Records of Polk County, Iowa, by and between Westlake Properties, LLC, owner of Lots 4 & 5 of Parkview Boulevard Plat No. 1, Batis Development Company, owner of Lot 3 of Parkview Boulevard Plat No. 1, and Murray Group, LLC, owner of a part of the North 150 feet of East 150 feet of Lot 1, Parkview Terrace Plat No. 13, all official plats in Polk County, Iowa.

Exhibit "B"

The lien of the general taxes for 2017/2018, becoming due September 30, 2018 and payable in 2018 and 2019, and all subsequent taxes and special assessments, including but not limited to those not yet certified to the Office of the County Treasurer for collection at the date hereof. None now due or payable.

Terms, provisions and restrictions as contained in an unrecorded lease with effective date of July 3, 2017 by and between Batis Development Company, a Kansas corporation, Landlord, and Starbucks Corporation, a Washington corporation, Tenant, notice given by Memorandum of Lease filed August 15, 2017 in Book 16605 at Page 22, of the Records of Polk County, Iowa, for a period of 10 years with renewal provisions.

- a. Assigned to M. Alfred Karlsen or Marilee Karlsen, Co-Trustees of the Karlsen Family Trust U/T/A dated August 12, 1997, as to an undivided 50% interest and Lora L. Sokolow, Trustee under the Lora L. Sokolow Living Trust dated December 12, 2007, as to an undivided 50% interest, by Assignment of Lease dated _____ and recorded _____ in Book _____ at Page _____, of the Records of Polk County, Iowa.

Easements as shown on the Plat of Parkview Terrace Plat No. 13 filed February 22, 1976 in Book R at Page 471 of the Records of Polk County, Iowa, which said plat shows a 5' utility and drainage easement along the West and South property lines, a 20' sanitary sewer and access road easement along the East property line and a 35' building setback line along the East and North property lines. Note: Subject property platted from Lot 1.

Terms and provisions of Easement in favor of Iowa Power and Light Company, filed January 22, 1958 in Book 3017 at Page 324, records of Polk County, Iowa, to construct, maintain and operate an electrical supply line, and the poles and other necessary equipment upon, over, along and across the Southeast Quarter of Section 14, Township 80 North, Range 24 West of the 5th, P.M., Polk County, Iowa, from which subject property was platted.

- a. Rerecorded November 6, 1958 in Book 3098 at Page 291 of the Records of Polk County, Iowa.

Easements as set forth in the Official Plat of Parkview Boulevard Plat No. 1 filed June 25, 1984 in Book Y at Page 242 of the Records of Polk County, Iowa, which shows a 10' public utility and drainage easement, a 20' sanitary sewer easement, a 29 feet ingress and egress easement across portions of subject property as shown therein and a 35 foot building setback line and the East side of subject property.

Terms and provisions of Partial Acquisition Contract by and between G. F. Four Investments, Inc., Seller and Iowa Department of Transportation, Buyer, filed April 21, 1992 in Book 6543 at Page 626 of the Records of Polk County, Iowa, for Access Rights only of direct access to U.S. Highway 69 as described therein.

- a. Warranty Deed (For Access Rights Only) filed April 21, 1992 in Book 6543 at Page 629, of the Records of Polk County, Iowa, from G. F. Four Investments, Inc., to the State of Iowa, for fee simple title granted to access rights as described therein.

Terms and provisions of Iowa Power Inc. Underground Electric Line Easement in favor of Iowa Power Inc., an Iowa corporation, its successors and assigns, filed July 30, 1992 in Book 6607 at Page 888, of the Records of Polk County, Iowa, for the right to lay, maintain, operate, repair and remove underground conduit, wires, and other necessary equipment incident thereto, through and across a portion of subject property as described therein.

Terms and provisions of Limited Easement by and between G-F Four Investments, Inc. and Everett N. Sather, filed April 7, 1994 in Book 6994 at Page 506, of the Records of Polk County, Iowa, for the benefit of Lot 4, in Parkview Boulevard Plat No. 1, for the purposes of allowing Sather to run an underground water runoff line across Lot 3, in Parkview Boulevard Plat No. 1, to the city storm sewer and is limited to the installation , repair and maintenance of that line.

Terms and provisions of Midwest Power Systems Inc. Underground Electric Line Easement in favor of Midwest Power Systems Inc., its successors or assigns, filed June 28, 1994 in Book 7044 at Page 615 of the Records of Polk County, Iowa, for the right to lay, maintain, operate, repair, and remove underground conduits, wires, and other necessary equipment incident thereto, through and across a portion of subject property as described therein.

Easements as shown in the Survey of Snyder & Associates, Inc., filed April 7, 2017 in Book 16433 at Page 5 of the Records of Polk County, Iowa.

Terms and provisions as set forth in Easement and Maintenance Agreement dated April 24, 2018 and recorded April 30, 2018 at Book 16899 at Page 859, of the Records of Polk County, Iowa, by and between Westlake Properties, LLC, owner of Lots 4 & 5 of Parkview Boulevard Plat No. 1, Batis Development Company, owner of Lot 3 of Parkview Boulevard Plat No. 1, and Murray Group, LLC, owner of a part of the North 150 feet of East 150 feet of Lot 1, Parkview Terrace Plat No. 13, all official plats in Polk County, Iowa.

- a. Provisions of Cross Access Easement, No Use Restriction, Maintenance of Easement Area and that said easement runs with the land, among other provisions.

Underground electrical lines shown without the benefit of recorded easement as shown at items 4 of 5 of Surveyor Notes on the survey of Terry Coody, PLS No. 18643 of Snyder & Associates, Inc., dated _____ as Project No. 180276.