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Instrument #: 2018-0481  
03/02/2018 03:06:47 PM Total Pages: 2  
DDW WARRANTY DEED  
Recording Fee: \$17.00 Transfer Tax: \$0.00  
Denise Meeves, Recorder, Crawford County Iowa



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 335  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)  
Adam Ullrich, 25 South Main St., Denison, IA 51442, (712) 263-4627

**Taxpayer Information:** (Name and complete address)  
BNC Properties, LLC, 2509 4th Avenue South, Denison, IA 51442

**Return Document To:** (Name and complete address)  
Adam Ullrich, 25 South Main St., Denison, IA 51442

**Grantors:**  
Self Storage Company of Iowa, L.L.C.

**Grantees:**  
BNC Properties, LLC

**Legal description:**

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



**WARRANTY DEED  
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Self Storage Company of Iowa, L.L.C., a(n) Limited Liability Company organized and existing under the laws of the State of Iowa does hereby Convey to BNC Properties, LLC

the following described real estate in Crawford County, Iowa:

Lot Three (3) of the Southeast Quarter of the Southwest Quarter (SE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>) of Section Twelve (12), Township Eighty-three (83) North, Range Thirty-nine (39) West of the 5th P.M., Crawford County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

The grantor 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 on March 2, 2018.

Self Storage Company of Iowa, L.L.C., a(n) Iowa Limited Liability Company

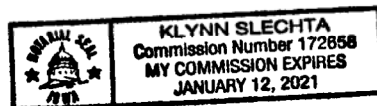
By *Brad J. Reischl*  
Brad J. Reischl

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF CRAWFORD

This record was acknowledged before me on March 2, 2018, by Brad J. Reischl

as Manager  
of Self Storage Company of Iowa, L.L.C.



*Klynn Slechta*  
Signature of Notary Public