

BK: 2018 PG: 975
Recorded: 1/18/2018 at 1:28:34.0 PM
Fee Amount: \$22.00
Revenue Tax: \$2,079.20
Chad C. Airhart Recorder
Dallas County, Iowa

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: (name, address, and phone number)

Brenda Stine-Reiher
400 Locust Street, Suite 380
Des Moines, IA 50309
Phone: (515) 288-6440

Taxpayer Information: (name and complete address)

M.I.I.-Crescent Ridge, LLC
11750 Stonegate Circle
Omaha, NE 68164

Return Document To: (name and complete address)

Brenda Stine-Reiher
400 Locust Street, Suite 380
Des Moines, IA 50309

Grantors:

Crescent Ridge Mini Storage, L.C., an Iowa limited liability company

Grantee:

M.I.I.-Crescent Ridge, LLC, a Nebraska limited liability company

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Warranty Deed

For the consideration of One (\$1.00) Dollar and other valuable consideration, Crescent Ridge Mini Storage, L.C., a limited liability company organized and existing under the laws of the State of Iowa, does hereby convey to M.I.I.-Crescent Ridge, LLC, a limited liability company organized and existing under the laws of the State of Nebraska, the following described real estate in Dallas County, Iowa:

See Exhibit "A" attached.

Subject to covenants, easements and restrictions of record and unrecorded leases.

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: 1/17/18.

CRESCENT RIDGE MINI STORAGE, L.C.

By 
Don M. Brees, Manager

By 
Kathryn A. Brees, Manager

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This instrument was acknowledged before me on the 17th day of January, 2018, by Don M. Brees, as Manager of Crescent Ridge Mini Storage, L.C.


Notary Public for the State of Iowa

STATE OF IOWA)
) ss:
COUNTY OF POLK)



This instrument was acknowledged before me on the 17th day of January, 2018, by Kathryn A. Brees, as Manager of Crescent Ridge Mini Storage, L.C.


Notary Public for the State of Iowa



EXHIBIT A

LEGAL DESCRIPTION

TRACT A AND B OF LOT 2 OF AUDITOR'S PLAT OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, AS DESCRIBED IN PLAT OF SURVEY FILED DECEMBER 1, 2000 IN BOOK 2000, PAGE 12483, OF THE RECORDS OF DALLAS COUNTY, IOWA, AS CORRECTED BY THE AFFIDAVIT OF CORRECTION FILED JANUARY 12, 2018 IN BOOK 2018, PAGE 669, OF THE RECORDS OF DALLAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS:

TRACT A: COMMENCING AS A POINT OF REFERENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SAID SECTION 17; THENCE NORTH 83°32'40" EAST, A DISTANCE OF 1,227.95 FEET, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4), TO THE POINT OF BEGINNING; THENCE NORTH 01°17'07" EAST, A DISTANCE OF 49.80 FEET; THENCE NORTH 83°36'23" EAST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 01°17'07" EAST, A DISTANCE OF 49.70 FEET; THENCE SOUTH 83°32'40" WEST, A DISTANCE OF 90.00 FEET, TO THE POINT OF BEGINNING, SUBJECT TO COUNTY ROAD RIGHT OF WAY.

TRACT B: COMMENCING AT A POINT OF REFERENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SAID SECTION 17: THENCE NORTH 83°32'40" EAST, A DISTANCE OF 405.86 FEET, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4), TO THE POINT OF BEGINNING; THENCE NORTH 00°58'55" WEST, A DISTANCE OF 382.71 FEET; THENCE SOUTH 84°31'35" EAST, A DISTANCE OF 500.19 FEET; THENCE SOUTH 08°04'49" EAST, A DISTANCE OF 228.00 FEET; THENCE NORTH 83°36'23" EAST, A DISTANCE OF 296.33 FEET; THENCE SOUTH 01°17'07" WEST, A DISTANCE OF 49.80 FEET; THENCE SOUTH 83°32'40" WEST, A DISTANCE OF 822.09 FEET, TO THE POINT OF BEGINNING.