

REAL ESTATE TRANSFER TAX PAID	
\$ <u>879.20</u>	
<i>Anita K. Van Bruggen</i>	
RECORDER	
9-14-2007	Sioux (84)
DATE	COUNTY

4885  
4885

RECORDED  
SIOUX COUNTY IOWA

2007 SEP 14 AM 11:31

FILE 2007 CARD 4885

*Anita K. Van Bruggen*  
A. VAN BRUGGEN RECORDER

STATE OF IOWA  
Sioux County, ss: 18  
Entered for taxation this 5<sup>th</sup>  
day of Sept A.D. 2007  
Sioux County Auditor

*LF*  
*Rec'd 9-18-2007*

SPACE ABOVE THIS LINE FOR RECORDER

**Preparer Information:** Matthew G. McQuillen, 209 E. Main, Anamosa, IA 52205, (319) 462-3577  
**Taxpayer Information:** KKC Holdings, L.L.C., 4622 151<sup>st</sup> St., Urbandale IA 50323  
**Return Document To:** KKC Holdings, L.L.C., 4622 151<sup>st</sup> St., Urbandale IA 50323  
**Grantors:** R & G, L.L.C. **Grantees:** KKC Holdings, L.L.C.

## Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One Dollar and other valuable consideration, R & G, L.L.C., an Iowa Limited Liability Company, does hereby convey to KKC Holdings, L.L.C., an Iowa Limited Liability Company, the following described real estate in Sioux County, Iowa:

**The West 153 feet of the following described real estate:**

**That part of the SW 1/4 SE 1/4 of Section 33, Township 95, North, Range 44 West of the 5th P.M., in the Incorporated City of Orange City, Iowa, designated Parcel A as shown by Plat of Survey recorded in the 1996 File - Card No. 5058, subject to public highway.**

**Grantor reserves a non-exclusive easement over the east 45 feet of the real estate being conveyed to Grantee for ingress and egress from Highway 10 and for parking. This non-exclusive easement shall inure for the benefit of the real estate being retained by Grantor, being said Parcel A except the West 153 feet thereof. This easement shall run with the land and be binding upon Grantee and its successors in interest. For as long as the real estate conveyed by this deed continues to be operated as a Dollar General ® Store, Grantor agrees that the real estate this easement benefits shall not be used by, leased to, rented to, or occupied by a discount store, a variety or general merchandise store, a dollar bargain store, a close-out or odd lot store, a Family Dollar Store, Fred's, Dollar Tree, Variety Wholesale, \$.99 Only, Deals, or Dollar Bills, or, any store which sells substantially the same type merchandise as sold by a Dollar General ® Store. This restrictive covenant shall run with the land and be binding upon Grantor and its successors in interest.**

The grantor hereby covenants with grantee, 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: 9/6, 2007

R & G, L.L.C., a Limited Liability Company

By Greg Husmann  
Greg Husmann, Manager

STATE OF IOWA, COUNTY OF JONES: ss

This instrument was acknowledged before me on Sept. 6, 2007 by Greg Husmann as Manager of R & G, L.L.C.

Beth E. Fields  
Notary Public in and for said State

