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PATRICK F. GILL, AUDITOR AND RECORDER
Woodbury County, Iowa

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Patrick T. Vint, ISBA AT0008811, 10250 Regency Circle, Ste. 525, Omaha, NE 68114, Phone: (402) 898-7429

Taxpayer Information: (name and complete address)

Scoth Limited Liability Company, ATTN: Greg Rothermel, 415 Leavenworth Street, #152, Omaha, NE 68102

Return Document To: (name and complete address)

Michael D. Matejka, Woods & Aitken, LLP, 10250 Regency Circle, Ste. 525, Omaha, NE 68114, Phone: (402) 898-7409

Grantors:

Castle on the Hill Limited Liability Company, an Iowa limited liability company

Grantees:

Scoth Limited Liability Company, a Nebraska limited liability company

Legal Description: See Page 2.

Document or instrument number of previously recorded documents:

Mortgage recorded June 28, 2002, in the Office of the Recorder of Woodbury County, Iowa, as Document No. 25037 in Roll 544, Image 44, as modified by the Loan Modification Agreement recorded on January 8, 2003, in the Office of the Recorder of Woodbury County, Iowa, as Document No. 13763 in Roll 571, Image 831, as further modified by the Second Loan Modification Agreement recorded on October 31, 2003, in the Office of the Recorder of Woodbury County, Iowa, as Document No. 10454 in Roll 620, Image 1902, and assigned to Great Western Bank by the Receiver's Assignment of Note and Mortgage/Deed of Trust recorded on November 8, 2019, in the Office of the Recorder of Woodbury County, Iowa, as Document No. 2019-19602, and assigned to Scotth Limited Liability Company by the Assignment of Mortgage recorded January 24, 2020, in the Office of the Recorder of Woodbury County, Iowa, at Document No. 2020-00920.

EXEMPT FROM REAL ESTATE TRANSFER FEE PER IOWA CODE §428A.2(18).

Patrick T. Vint, AT0008811

SPECIAL WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Castle on the Hill Limited Liability Company, an Iowa limited liability company, does hereby convey to Scoth Limited Liability Company, a Nebraska limited liability company, the following described real estate in Woodbury County, Iowa:

PARCEL A: All of Block Sixty-Nine (69) and the vacated alleys therein, together with the North One (1) foot of that part of the vacated Twelfth Street which abuts thereon, Sioux City East Addition, in the County of Woodbury and State of Iowa;

PARCEL B: Lot Four (4) and the North one-half (N ½) of Lot Five (5), Block Sixty-Eight (68) Sioux City East Addition to the City of Sioux City, Woodbury County, Iowa;

PARCEL C: The West Eighty-Nine (89) feet of Lot Six (6) and the West Eighty-Nine (89) feet of the South one-half (S ½) of Lot Five (5), Block Sixty-Eight (68) Sioux City East Addition to the City of Sioux City, Woodbury County, Iowa;

PARCEL D: East Sixty-One feet of South one-half (S ½) of Lot five (5) in Block Sixty-Eight (68) and East Sixty-One (61) feet of Lot Six (6) of Block Sixty-Eight (68) of Sioux City East Addition to the City of Sioux City, Woodbury County, Iowa;

PARCEL E: The leasehold interest in vacated Twelfth Street, except the North One (1) foot thereof, between Blocks 69 and 66 Sioux City East Addition in the County of Woodbury, State of Iowa.

This deed is given subject to easements, restrictions and covenants of record, if any.

EXEMPTION 18. This Deed is given pursuant to Iowa Code Section 654.18 in connection with an agreement for alternative nonjudicial voluntary foreclosure and is exempt from transfer fees.

Grantors do hereby covenant with Grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

Dated: July 22nd 2020.

CASTLE ON THE HILL LIMITED LIABILITY COMPANY, an Iowa limited liability company

By: CASTLE ON THE HILL MANAGING MEMBER LIMITED LIABILITY COMPANY, its Managing Member

By: [Signature]
Todd Heistand, Manager

STATE OF Nebraska)

COUNTY OF Douglas) ss.

This instrument was acknowledged before me on July 22, 2020, by Todd Heistand, the Manager of Castle on the Hill Managing Member Limited Liability Company, an Iowa limited liability company, the managing member of Castle on the Hill Limited Liability Company, an Iowa limited liability company, on behalf of said company.



[Signature]
Notary Public