

2014-08641

**RECORDER JOHN SCIORTINO
POTTAWATTAMIE COUNTY, IA
FILE TIME: 07/22/2014 09:48:20 AM
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RMA: 1.00ECM: 1.00**



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Brett T. Osborn, 974 73rd Street, Suite 20, Des Moines, IA 50324, Phone: (515)
223-6000

Taxpayer Information: (Name and complete address)

Ambica, LLC, 2109 Antique City Drive, Walnut, Iowa 51577

Return Document To: (Name and complete address)

Brett T. Osborn, 974 73rd Street, Suite 20, Des Moines, IA 50324, Phone: (515)
223-6000

Grantors:

Larry E. Mithelman
Pamela K. Mithelman

Grantees:

Ambica, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of One (\$1.00)

Dollar(s) and other valuable consideration,
Larry E. Mithelman and Pamela K. Mithelman, husband and wife,

do hereby Convey to
Ambica, LLC, an Iowa Limited Liability Company,

the following described real estate in Pottawattamie County, Iowa:
See attached Exhibit A.

In full satisfaction of a Real Estate Contract filed June 25, 2012 as Instrument Number 2012-09237 of
the Records of Pottawattamie County, Iowa.

Subject to easements, restrictions and encumbrances of record.

Grantors do Hereby Covenant with Grantees 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. Each of 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.

STATE OF IOWA
COUNTY OF DICKINSON

Dated: 7-14-14

This instrument was acknowledged before
me on July 14, 2014 by

Larry E. Mithelman and Pamela K. Mithelman,
husband and wife

Larry E. Mithelman (Grantor)

Pamela K. Mithelman (Grantor)

Sara Rohrbaugh, Notary Public



(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

EXHIBIT "A"

A tract of land in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4, Township 77, Range 38, described as follows: Commencing at the center of Section 4, Township 77, Range 38, thence North along the West line of the NE $\frac{1}{4}$ of Section 4, Township 77, Range 38 a distance of 1320 feet, thence East along the North line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, a distance of 341 feet to the point of beginning; thence continuing East along the North line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 400 feet, thence South and parallel to the West line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 1320 feet, thence West along the South line of said NE $\frac{1}{4}$ a distance of 400 feet, thence North and parallel to the West line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 1320 feet to the point of beginning; except that part deeded to the State of Iowa, in deed dated February 15, 1965, recorded in Book 1387 at Page 325 of the Records of Pottawattamie County, Iowa.

And

Commencing at the center of Section 4, Township 77, Range 38 this being the point of beginning; thence North along the West line of the Northeast Quarter of Section 4, Township 77, Range 38, a distance of 1320 feet, thence East along the North line of the Southwest Quarter of the Northeast Quarter of said Section 4 a distance of 341 feet, thence South and parallel to the West line of said Southwest Quarter of the Northeast Quarter a distance of 1320 feet, thence West along the South line of said Northeast Quarter a distance of 341 feet, to the point of beginning, excepting therefrom the following described tracts:

EXCEPTION ONE: Commencing at the centerline of Section 4, Township 77, Range 38, thence North on the West line of the Southwest Quarter of the North-east Quarter, a distance of 650 feet to the point of beginning, thence North a distance of 140 feet, thence East 341 feet, thence South 140 feet, thence West 341 feet to the point of beginning.

And

EXCEPTION TWO: Commencing at the center of Section 4, Township 77, Range 38, Pottawattamie County, Iowa; thence N $0^{\circ}00'$ E along the $\frac{1}{4}$ section line 650.00 feet; thence N $90^{\circ}00'$ E 75.00 feet to the point of beginning; thence continuing N $90^{\circ}00'$ E 200.00 feet; thence S $0^{\circ}00'$ W 106.50 feet; thence N $90^{\circ}00'$ E 66.00 feet; thence S $0^{\circ}00'$ W 283.33 feet to the northerly right of way line of Interstate Highway No. 80; thence along said right of way line N $62^{\circ}21.5'$ W 232.92 feet; thence N $34^{\circ}45.5'$ W 104.65 feet; thence N $0^{\circ}00'$ E 195.82 feet to the point of beginning.

Together with the Rights of Ingress and Egress granted by Easement Agreement recorded March 15, 1977, in Book 77 at Page 15764, of the Records of Pottawattamie County, Iowa.