



Doc ID: 013145680003 Type: GEN  
Recorded: 04/04/2008 at 02:54:26 PM  
Fee Amt: \$22.00 Page 1 of 3  
Instr# 200800053168  
Linn County Iowa  
JOAN MCCALMANT RECORDER

BK 6950 PG 363-365



**QUIT CLAIM DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #106  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

John E. Beasley, 321 East Market, Box 2150, Iowa City, IA 52244, Phone: (319) 354-1104

**Taxpayer Information:** (Name and complete address)

Town Center Cedar Properties, L.L.C., c/o Michael D. Frantz, 1443 Woodhill Drive,  
Northbrook, IL 60062

**Return Document To:** (Name and complete address)

John E. Beasley, 321 East Market, Box 2150, Iowa City, IA 52244, Phone: (319) 354-1104

**Grantors:**

Deming Investments, LLC

**Grantees:**

Town Center Cedar Properties, L.L.C.

**Legal description:** See Page 2

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

© The Iowa State Bar Association 2005  
IOWADCS®

42200 / 3418 PD  
w/15425

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 106

John E. Beasley

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER



### QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration,  
Deming Investments, LLC and Michael D. Frantz and Susan F. Frantz, husband and wife, and Kent Hallgren and Terese Hallgren, husband and wife, do hereby  
Quit Claim to Town Center Cedar Properties, L.L.C., an Iowa limited company,

all our right, title, interest, estate,  
claim and demand in the following described real estate in Linn County, Iowa:  
Units 1-15 of Building A and Units 1-15 of Building B of Demining Condominiums, located on Lot 3 of  
Nordstrom Kirkwood Addition as is recorded in Book 1855, page 22, in the office of the Linn County  
Recorder; inclusive of Parcel A of Plat of Survey #752 as is recorded in Book 4064, page 75, in the  
office of the Linn County Recorder and Lot 4 of Nordstrom Kirkwood Addition as is recorded in Book  
1855, page 22, in the office of the Linn County Recorder; except Parcel A of Plat of Survey #752 as is  
recorded in Book 4064, page 75, in the office of the Linn County Recorder, according to the Declaration  
of Condominium recorded in Book 5514, page 638-687, in the Linn County Recorder's Office together  
with the limited common elements thereof.

Exemptions Iowa Code 428A.2. (15) and (21).

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.

Dated: \_\_\_\_\_

**DEMING INVESTMENTS LLC**

*Michael D. Frantz*  
By: Michael D. Frantz, sole Member/Manager (Grantor)

Kent Hallgren, individually (Grantor)

*Michael D. Frantz*  
Michael D. Frantz, individually (Grantor)

Terese Hallgren, individually (Grantor)

*Susan F. Frantz*  
Susan F. Frantz, individually (Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

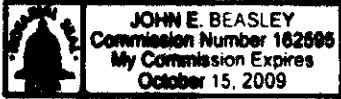
This instrument was acknowledged before me on \_\_\_\_\_, by Michael D. Frantz and Susan F. Frantz, husband and wife,

\_\_\_\_\_  
, Notary Public

STATE OF IOWA )  
 )  
COUNTY OF JOHNSON )

ss:

On this 28 day of March, 2008, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Michael D. Frantz, to me personally known, who, being by me duly sworn, did say that he is the sole Manager and Member of said limited liability company; that no seal has been procured by the said company; and that said instrument was signed on behalf of the company by authority of its manager and the said Michael D. Frantz acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company, by it and by him voluntarily executed.



[Signature]  
Notary Public for said State

STATE OF IOWA )  
 )  
COUNTY OF JOHNSON )

ss:

On this 28 day of March, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael D. Frantz and Susan F. Frantz, husband and wife, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.



[Signature]  
Notary Public in and for said State

STATE OF ILLINOIS )  
 )  
COUNTY OF \_\_\_\_\_ )

ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kent Hallgren and Terese Hallgren, husband and wife, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

\_\_\_\_\_  
Notary Public in and for said State