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PATRICK F GILL, AUDITOR AND RECORDER
WOODBURY COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jeffrey A. Johnson, 501 Pierce Street, Suite 300, Sioux City, IA 51101
Phone: (712) 252-0020

Taxpayer Information: (Name and complete address)

Handy, L.C.
2201 E. 4th Street
Sioux City, IA 51101

Return Document To: (Name and complete address)

Jeffrey A. Johnson
501 Pierce Street, Suite 300
Sioux City, IA 51101

Grantors:

Jerry J. Johnson and
Marcia L. Johnson, husband and wife

Grantees:

Handy, L.C.,
an Iowa 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(s) and other valuable consideration,
Jerry J. Johnson and Marcia L. Johnson, husband and wife,

Handy, L.C., an Iowa limited liability company, do hereby Convey to

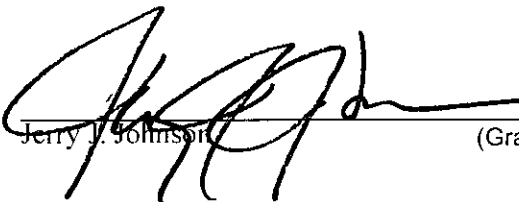
the
following described real estate in Woodbury County, Iowa:

See Exhibit "A" attached hereto and by this reference made a part hereof.

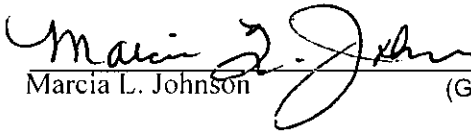
Subject to easements, covenants, conditions and restrictions of record, if any.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons 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.

Dated: July 25, 2012



Jerry J. Johnson (Grantor)

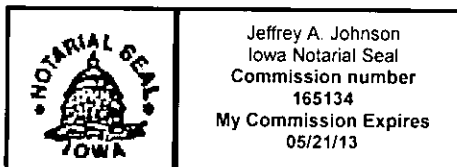


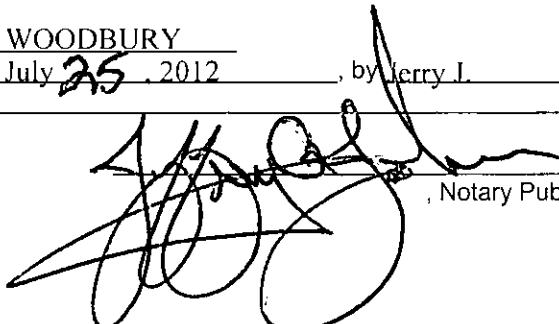
Marcia L. Johnson (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF WOODBURY
This instrument was acknowledged before me on July 25, 2012, by Jerry J. Johnson and Marcia L. Johnson, husband and wife





Notary Public

EXHIBIT "A"

That portion of Lot Three (3), Sunnybrook Plaza, Second Filing, an addition to the City of Sioux City, Woodbury County, Iowa, described as follows:
Commencing at the northwest corner of said Lot 3; thence South $01^{\circ}25'48''$ West along the west line of said Lot 3 for a distance of 110.87 feet to the Point of Beginning; thence South $85^{\circ}44'15''$ East for a distance of 204.59 feet; thence South $01^{\circ}25'48''$ West for a distance of 210.61 feet; thence North $88^{\circ}30'28''$ West for a distance of 172.06 feet to the right-of-way of Sunnybrook Court; thence northwesterly along said right-of-way and along a non-tangent curve to the left with a radius of 52.50 feet, from a tangent bearing in of North $30^{\circ}01'21''$ West, through a central angle of $44^{\circ}46'19''$, for a distance along the arc of 41.02 feet, the chord of which bears North $52^{\circ}24'30''$ West a distance of 39.99 feet; thence North $01^{\circ}25'48''$ East for a distance of 196.94 feet to the Point of Beginning, containing 43,560 square feet or 1.00 acres, more or less.

Basis of Bearings: The west line of said Lot 3 is assumed to bear North $01^{\circ}25'48''$ East to conform to recorded subdivision plat.