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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,
do hereby Convey to Handy, L.C., an Iowa limited liability company,
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: April 23, 2014

[Signature]
Jerry J. Johnson (Grantor)
[Signature]
(Grantor)

[Signature]
Marcia L. Johnson (Grantor)
[Signature]
(Grantor)

STATE OF IOWA, COUNTY OF WOODBURY
This record was acknowledged before me this 23~~rd~~ day of April, 2014, by Jerry J. Johnson and Marcia L. Johnson, husband and wife



Jeffrey A. Johnson
Iowa Notarial Seal
Commission number
165134
My Commission Expires
05/21/14

[Signature]
Signature of Notary Public

EXHIBIT "A"

PARCEL II: 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 Three (3); thence South One Degree Twenty-five Minutes Forty-eight Seconds (S 01°25'48") West along the West line of said Lot Three (3) for a distance of Three Hundred Seven and Eighty-one Hundredths Feet (307.81') to the right-of-way of Sunnybrook Court; thence Southeasterly along said right-of-way and along a non-tangent curve to the right with a radius of Fifty-two and Fifty Hundredths Feet (52.50'), for a distance along the arc of Forty-one and Two Hundredths Feet (41.02'), the chord of which bears South Fifty-two Degrees Twenty-four Minutes Thirty Seconds (S 52°24'30") East a distance of Thirty-nine and Ninety-nine Hundredths Feet (39.99'); to the Point of Beginning; thence South Eighty-eight Degrees Thirty Minutes Twenty-eight Seconds (S 88°30'28") East for a distance of One Hundred Seventy-two and Six Hundredths Feet (172.06') thence South One Degree Twenty-five Minutes Forty-eight Seconds (S 01°25'48") West for a distance of Ten Feet (10.00'); thence North Eighty-eight Degrees Thirty Minutes Twenty-eight Seconds (N 88°30'28") West for a distance of One Hundred Sixty-seven and Thirty-one Hundredths Feet (167.31'); thence Northwesterly along said right-of-way and along a non-tangent curve to the left with a radius of Fifty-two and Fifty Hundredths Feet (52.50'), for a distance along the arc of Eleven and Ten Hundredths Feet (11.10'), the chord of which bears North Twenty-three Degrees Fifty-eight Minutes Four Seconds (N 23°58'04") West a distance of Eleven and Eight Hundredths Feet (11.08') to the Point of Beginning, containing 1,695 square feet or 0.04 acres, more or less, subject to easements, if any, of record or apparent.

Basis of Bearings: The West line of said Lot 3 is assumed to bear South 01°25'48" West to conform to recorded subdivision plat.