

2017-02889

**RECORDER MARK BRANDENBURG
POTTAWATTAMIE COUNTY, IA
FILE TIME: 03/09/2017 9:06:51 AM
REC: 15.00AUD: 5.00T TAX:
RMA: 1.00ECM: 1.00**

**SPECIAL WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

Jon M. McCright, PO Box 2457, Cedar Rapids, IA 52406-2457, Phone: (319) 365-9101

Taxpayer Information: (name and complete address)

TS Development, LLC, 11205 South 150th Street, Suite 100, Omaha, NE 68138

Return Document To: (name and complete address)

TS Development, LLC, 11205 South 150th Street, Suite 100, Omaha, NE 68138

Grantors:

Lewis Central Community School District

Grantees:

TS Development, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

20734C-16

SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Lewis Central Community School District, a school corporation organized and existing under the laws of the State of Iowa, Grantor, do hereby Convey to TS Development, LLC, an Iowa limited liability company the following described real estate in Pottawattamie County, Iowa:

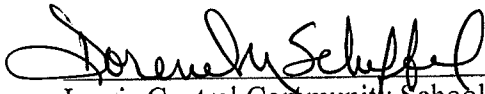
See attached legal description attached hereto as "Exhibit A"

This deed is exempt according to Iowa Code 428A.2.6 and/or 428A.2(6 or 19).

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 any claim derived from the manner in which Grantor obtained title to the above described property.

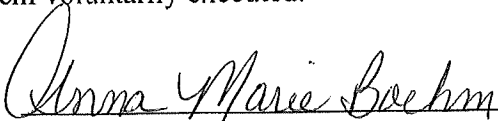
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: March 6, 2017


Lewis Central Community School District

STATE OF IOWA, COUNTY OF POTTAWATTAMIE:

On March 6, 2017, before me, the undersigned a Notary Public in and for the State of Iowa, personally appeared Dorene M. Scheffel and Dale Kreher, to me personally known who, being by me duly sworn, did say that they are the President and Secretary, respectively, of the Board of Directors of the Lewis Central Community School District, the corporation executing this instrument, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by the authority of its Board of Directors; and that the President and Secretary, as such officers, acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.


Notary Public - State of Iowa

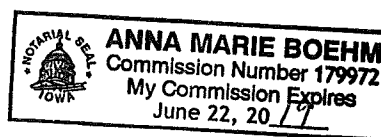


EXHIBIT "A"

A part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 4, Township 74 North, Range 43 West of the 5th P.M., and a part of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 5, Township 74, Range 43 West of the 5th P.M., Pottawattamie County, Iowa, more fully described as follows: Commencing at the Southeast corner of the SW1/4 NW1/4 of said Section 4, that being the point of beginning; thence West along the South line of the SW1/4 NW1/4 of said Section 4 and the South line of the SE1/4 NE1/4 of said Section 5, a total distance of 1,633.5 feet; thence North 00°01'30" West, a distance of 800.00 feet; thence East and parallel to the South line of the SE1/4 NE1/4 of Section 5, and the South line of the SW1/4 NW1/4 of said Section 4, a distance of 1,633.5 feet to a point on the East line of the SW1/4 NW1/4 of said Section 4; thence South 00°01'30" East a distance of 800.00 feet to the point of beginning. subject to public roads as now established. The South line of the SW1/4 NW1/4 of said Section 4 and the South line of the SE1/4 NE1/4 of said Section 5 are assumed to bear East-West for this description.

EXCEPT FOR

The South 233 feet of the West 200 feet of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 4, Township 74, Range 43, West of the 5th P.M., Pottawattamie County, Iowa.

Vesting Document