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PATRICK F GILL, AUDITOR AND RECORDER  
WOODBURY COUNTY IOWA

**TRUSTEE SPECIAL WARRANTY DEED  
THE IOWA STATE BAR ASSOCIATION  
Recorder's Cover Sheet**

**Preparer Information:**

Jeremy B. Saint, 614 Pierce Street, Sioux City, IA 51101, Phone: (712) 277-4561

**Taxpayer Information:**

Contract Buyer:

A.D., L.L.C.  
P.O. Box 2669  
Sioux City, IA 51106

Contract Seller:

Three Bee's, L.C.  
2201 East 4th Street  
Sioux City, IA 51101

**Return Address**

Jeremy B. Saint  
614 Pierce Street  
Sioux City, IA 51101

**Grantor:**

Jeanene Ann Book as Trustee of the Jeanene Ann Book Revocable Trust created under Agreement dated June 29, 2004

**Grantee:**

Three Bee's, L.C., an Iowa limited liability company

**Legal Description:** See Page 2.

**Document or instrument number of previously recorded documents:** Roll 730, Image 13679

**TRUSTEE SPECIAL WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, *Jeanene Ann Book as Trustee of the Jeanene Ann Book Revocable Trust created under Agreement dated June 29, 2004* ("Grantor"), does hereby convey to *Three Bee's, L.C.*, an Iowa limited liability company ("Grantee") the following described real estate in Woodbury County, Iowa:

See real estate described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Real Estate"),

subject to that certain Real Estate Contract – Installments by and between Grantor, as vendor, and A.D., L.L.C., an Iowa limited liability company, as vendee, dated July 31, 2013 and filed for record July 31, 2013 in Roll 730, Image 13679 (the "Contract") and further subject to and together with covenants, conditions, restrictions and easements of record, if any.

This Special Warranty Deed is given for the purpose of conveying and assigning all of Grantor's right, title and interest to the Real Estate and to Grantor's interest as vendor under the Contract.

Grantor does hereby covenant with Grantee and successors in interest to warrant and defend the Real Estate against the lawful claims of all persons claiming by, through or under Grantor, except as may be above stated.

Grantor further warrants to the Grantee all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the Grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustees to the Grantee is effective and rightful; and that the trustees know of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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.

*Exempt from Real Estate Transfer Tax pursuant to Iowa Code § 428A.2(21).*

[SIGNATURE PAGE FOLLOWS]

Dated: 5<sup>th</sup> January 2016

Jeanene Ann Book Trustee  
Jeanene Ann Book as Trustee of the Jeanene  
Ann Book Revocable Trust created under  
Agreement dated June 29, 2004

**STATE OF IOWA, COUNTY OF WOODBURY:**

This record was acknowledged before me on the 5<sup>th</sup> day of January, 2016, by Jeanene Ann Book as Trustee of the Jeanene Ann Book Revocable Trust created under Agreement dated June 29, 2004.



Linda L. Schmoll  
Notary Public – State of Iowa

Exhibit "A"  
LEGAL DESCRIPTION

Lots 4 and 5 and the west 30 feet of Lot 6, Block 1, Fourth Street Addition to Sioux City, Woodbury County, Iowa also the east ten (10) feet of Lot 6, all of Lot 7, that part of Lots 8 and 9, Block 1, Fourth Street Addition to Sioux City, Iowa and all of Lots 1, 2, and 3, Block 1, and that part of Lots 1, 2, 3, and 4, and all of Lot 5, Block 2, and all that part of Outlot "A", and all that part of vacated Fourth Street lying between said Blocks 1 and 2, and said vacated Fourth Street extended southeasterly across said Outlot "A", all in Fourth Street Addition to Sioux City, Iowa Second Filing, and all being bounded and described as follows:

"Beginning at the northwest corner of the said east 10 feet of Lot 6, Block 1, Fourth Street Addition, thence east along the north lines of the said lots 6, 7, 8 and 9 in block 1, Fourth Street Addition for a distance of 80 feet; thence with an angle to the right of  $56^{\circ}36'30''$  for a distance of 157.40 feet to the west line of Fairmont Street; thence with an angle to the right of  $33^{\circ}17'$  and south along the west line of said Fairmont Street, a distance of 191.95 feet to the north line of Third Street; thence west along the north line of Third Street, a distance of 167.66 feet to a point which is located 22 feet east of the west line of Fourth Street Addition to Sioux City, Iowa, Second Filing; thence north parallel to the west line of the said Fourth Street Addition, Second Filing, a distance of 176.45 feet to the southwest corner of the said east 10 feet of Lot 6, Block 1, Fourth Street Addition; thence continuing north along the west line of the said east 10 feet of Lot 6, Block 1, Fourth Street Addition, a distance of 147.4 feet to the point of beginning."