

1715 REV: \$1,738.40  
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Doc ID: 026655920003 Type: GEN  
Kind: WARRANTY DEED  
Recorded: 11/09/2012 at 10:10:06 AM  
Fee Amt: \$1,760.40 Page 1 of 3  
Revenue Tax: \$1,738.40  
Polk County Iowa  
JULIE M. HAGGERTY RECORDER  
File# 2013-00044042  
BK 14524 PG 880-882

Declaration Filed

## WARRANTY DEED

**Preparer Information:**

Lisa R. Wilson  
1906 Ingersoll Avenue, Suite 2  
Des Moines, Iowa 50309  
(515) 369-2502

**Taxpayer Information:**

Ingersoll Square II Investments, L.L.C.  
1906 Ingersoll Avenue, Suite 4  
Des Moines, Iowa 50309

**RETURN TO:**

**Return Document To:**

Wilson Law Firm, P.C.  
1906 Ingersoll Avenue, Suite 2  
Des Moines, Iowa 50309

**Grantor:**

Ingersoll Square, L.L.C.

**Grantee:**

Ingersoll Square II Investments, L.L.C.

**Legal Description:**

See Exhibit A.

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

N/A

## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, INGERSOLL SQUARE, L.L.C., an Iowa limited liability company, hereby Conveys unto INGERSOLL SQUARE II INVESTMENTS, L.L.C., the following described real estate, situated in Polk County, Iowa:

**SEE EXHIBIT "A".**

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.**

**Grantor warrants that (i) it is a manager-managed limited liability company; (ii) that this conveyance is in the ordinary course of Grantor's business; and (iii) that Robert J. Caluzzi, as manager of the limited liability company, has full authority to execute all documents, including conveyance documents, on behalf of the limited liability company.**

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate: that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said real estate against the lawful claims of all persons, except as may be above stated.

Each of the undersigned relinquishes all rights of dower, homestead and distributive share in and to such 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.

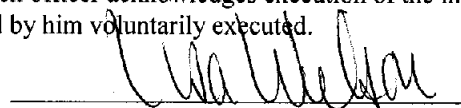
Dated November 7, 2012.

**INGERSOLL SQUARE, L.L.C., AN IOWA  
LIMITED LIABILITY COMPANY**

  
By: Robert J. Caluzzi, Manager

STATE OF IOWA       )  
                              )SS:  
COUNTY OF POLK    )

On this 7th day of November A.D. 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Robert J. Caluzzi, to me personally known, who, being by me duly sworn, did say that the person is the Manager of Ingersoll Square, L.L.C., an Iowa Limited Liability Company; that the instrument was signed on behalf of the limited liability company by authority of its members; and that he as such officer acknowledges execution of the instrument to be the voluntary act and deed of the limited liability company, by it and by him voluntarily executed.

  
Notary Public in and for Said State

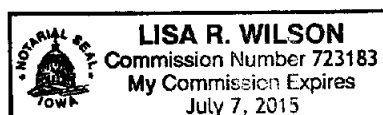


EXHIBIT "A"

A TRACT OF LAND BEING A PART OF PARCEL 'A' OF THE PLAT OF SURVEY OF A PART OF LOTS 1 - 8 OF WEST AND BURTON'S ADDITION, RECORDED AT BOOK 12613 PAGE 296 IN THE OFFICE OF THE POLK COUNTY RECORDER. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 'A'; THENCE N89°33'09"E, 242.15 FEET ALONG THE NORTH LINE OF SAID PARCEL 'A' AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF HIGH STREET AS IT IS PRESENTLY ESTABLISHED; THENCE S00°26'31"E, 76.44 FEET; THENCE S89°33'29"W, 9.00 FEET; THENCE S00°26'31"E, 145.88 FEET TO A NON-TANGENT 100.38 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY, 31.50 FEET ALONG SAID CURVE, SAID CURVE HAVING A CHORD LENGTH OF 31.37 FEET AND A CHORD BEARING OF N81°40'35"W; THENCE S89°32'24"W, 201.97 FEET TO THE WEST LINE OF SAID PARCEL 'A' AND TO THE EAST RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR. PARKWAY AS IT IS PRESENTLY ESTABLISHED; THENCE N00°29'14"W, 217.58 FEET ALONG SAID WEST LINE AND EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF SAID PARCEL 'A' AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 1.181 ACRES MORE OR LESS.