

Roll 748 Image 12245
Document Number: 2769
Recorded: 9/1/2016 at 2:47:58.0 PM
Fee Amount: \$32.00
Revenue Tax: \$3,999.20
PATRICK F. GILL, AUDITOR AND RECORDER
Woodbury County, Iowa

WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Cody M. McCullough, 614 Pierce Street, Sioux City, IA, 51101, Phone: (712) 277-4561

Taxpayer Information: (name and complete address)

TC Accommodator 108, LLC
15907 Josephine Street
Omaha, Ne 68136

Return Document To: (name and complete address)

Title Core National
9140 West Dodge Road, Suite 380
Omaha, NE 68114

Grantor:

I.L.L., Inc.

Grantee:

TC Accommodator 108, LLC

Legal Description: See Page 2.

Document or instrument number of previously recorded documents: N/A.

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar (\$1.00) and other valuable consideration, *I.L.L., Inc.*, a corporation organized and existing under the laws of Iowa does hereby convey to *TC Accommodator 108, LLC*, a Nebraska limited liability company, the following described real estate in Woodbury County, Iowa:

See real estate described on Exhibit "A" attached hereto and incorporated herein by this reference,

Subject to and together with covenants, conditions, restrictions and easements of record.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

[SIGNATURE PAGE FOLLOWS]

Dated: August 26, 2016

I.L.L., Inc.

By: *Larry L. Book*
Larry L. Book, President

STATE OF IOWA, WOODBURY COUNTY, ss:

This record was acknowledged before me on the 26th day of August, 2016, by Larry L. Book as President of I.L.L., Inc.

[Signature]
Notary Public - State of Iowa



Exhibit A
Legal Description

Tract A:

A tract of land being part of the West One-Half of the Northeast One-Quarter of the Southeast One-Quarter, and part of Government Lot 8, all being located in Section 1, Township 88 North, Range 48 West of the Fifth Principal Meridian, Woodbury County, Iowa, and being more particularly described as follows: Commencing at the Northeast corner of the West One-Half of the Northeast One-Quarter of the Southeast One-Quarter of Section 1; thence North 89°59'59" West (Assumed Bearing), along the South Right-of-Way line of Glenn Avenue, a distance of 25.00 feet to the Point of Beginning; thence South 00°41'52" West, along a line parallel with and 25.00 feet West of the East line of the West One-Half of the Northeast One-Quarter of the Southeast One-Quarter of Section 1, being also the West Right-of-Way line of South Rustin Street, a distance of 888.10 feet; thence South 89°46'33" West a distance of 982.65 feet (calculated recorded distance is 978.30 feet) to a point on the Easterly Right-of-Way line of U.S. Highway Number 75; thence, along said Easterly Right-of-Way line of U.S. Highway Number 75, North 03°22'26" East a distance of 502.40 feet (recorded distance) to the point of beginning of a curve to the left; thence continuing along aforesaid Easterly Right-of-Way line of U.S. Highway Number 75 with said curve to the left, the initial tangent of which is North 03°22'26" East, and having a central angle of 0°23'15.2" and a radius of 5,814.58 feet, and whose long chord bearing and distance are North 03°10'49" East and 39.33 feet, an arc distance of 39.33 feet; thence South 87°40'14" East a distance of 149.42 feet; thence North 02°19'46" East a distance of 345.00 feet; thence North 89°50'43" East, along a line parallel with and 12.00 feet South of the original South Right-of-Way line of Glenn Avenue, a distance of 162.76 feet; thence, continuing along said line parallel with and 12.00 feet South of the original South Right-of-Way line of Glenn Avenue, South 89°59'59" East a distance of 186.74 feet; thence North 39°39'31" East a distance of 15.59 feet (recorded distance is 15.6 feet) to a point on the South Right-of-Way line of Glenn Avenue; thence South 89°59'59" East, along said South Right-of-Way line of Glenn Avenue, a distance of 438.95 feet to the Point of Beginning;

Excepting therefrom the following described tract:

A tract of land being part of the West One-Half of the Northeast One-Quarter of the Southeast One-Quarter, and part of Government Lot 8, all being located in Section 1, Township 88 North, Range 48 West of the Fifth Principal Meridian, Woodbury County, Iowa, and being more particularly described as follows: Commencing at the Northeast corner of the West One-Half of the Northeast One-Quarter of the Southeast One-Quarter of Section 1, Township 88 North, Range 48 West; thence North 89°59'59" West (Assumed Bearing), along the South Right-of-Way Line of Glenn Avenue, a distance of 25.00 feet; thence South 00°41'52" West along a line parallel with and 25.00 feet West of the East line of the West One-Half of the Northeast One-Quarter of the Southeast One-Quarter of Section 1, being also the West Right-of-Way line of South Rustin Street, a distance of 888.10 feet; thence South 89°46'33" West a distance of 982.65 feet calculated (recorded distance is 978.30 feet) to a point on the Easterly Right-of-Way line of U.S. Highway Number 75; thence along said Easterly Right-of-Way line of U.S. Highway Number 75, North 03°22'26" East a distance of 224.59 feet to the POINT OF BEGINNING; thence continuing along aforesaid Easterly Right-of-Way line of U.S. Highway Number 75, North 03°22'26" East a distance of 277.81 feet to the point of beginning of a curve to the left; thence continuing along aforesaid Easterly Right-of-Way line of U.S. Highway Number 75 with said curve to the left, the initial tangent of which is North 03°22'26" East, and having a central angle of 00°23'15.2" and a radius of 5,814.58 feet, and whose long chord bearing and distance are North 03°10'49" East and 39.33 feet, an arc distance of 39.33 feet; thence South 87°40'14" East a distance of 160.16 feet; thence South 03°22'26" West a distance of 320.05 feet; thence North 86°37'34" West a distance of 160.00 feet to the Point of Beginning

Tract B

A tract of land being part of Government Lot 8 in Section 1, Township 88 North, Range 48 West of the Fifth Principal Meridian, Woodbury County, Iowa, and being more particularly described as follows: Commencing at the Northeast corner of the West One-Half of the Northeast One-Quarter of the

Southeast One-Quarter of Section 1; thence North $89^{\circ}59'59''$ West (Assumed Bearing), along the South Right-of-Way line of Glenn Avenue, a distance of 463.95 feet to a point 196.70 feet (recorded distance) East, along said Right-of-Way line of Glenn Avenue, from the Northeast corner of Government Lot 8; thence South $39^{\circ}39'31''$ West a distance of 15.59 feet (recorded distance is 15.6 feet); thence North $89^{\circ}59'59''$ West, along a line parallel with and 12.00 feet South of the original South Right-of-Way line of Glenn Avenue, a distance of 186.74 feet; thence, continuing along said line parallel with and 12.00 feet South of the original South Right of-Way line of Glenn Avenue, South $89^{\circ}50'43''$ West a distance of 162.76 feet to the Point of Beginning; thence South $02^{\circ}19'46''$ West a distance of 345.00 feet; thence North $87^{\circ}40'14''$ West a distance of 149.42 feet to a point on the Easterly Right-of-Way line of U.S. Highway Number 75; thence along said Easterly Right-of-Way line of U.S. Highway Number 75 with a curve to the left, the initial tangent of which is North $02^{\circ}59'11''$ East, and having a central angle of $1^{\circ}42'05.3''$ and a radius of 5,814.58 feet, and whose long chord bearing and distance are North $02^{\circ}08'09''$ East and 172.66 feet, an arc distance of 172.67 feet; thence continuing along aforesaid Easterly Right-of-Way line of U.S. Highway No. 75, North $33^{\circ}09'18''$ East a distance of 198.24 feet; thence North $89^{\circ}50'43''$ East, along a line parallel with and 12.00 feet South of the original South Right-of-Way line of Glenn Avenue, a distance of 48.46 feet to the Point of Beginning.