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County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Transfer Tax \$1,400.80
BRENDA ESAIAS, RECORDER
Page County, Iowa

This instrument prepared by: Samuel J. Cooper, 8701 West Dodge Road, Suite 150; Omaha, Nebraska 68114 Ph: 402-333-8100
Tax Statement Address: Villa Village Mobile Home Park, L.L.C., an Iowa limited liability company, 15 East Main Street, Treynor, IA 51575
Return to: Villa Village Mobile Home Park, L.L.C., an Iowa limited liability company, 15 East Main Street, Treynor, IA 51575

WARRANTY DEED

THE GRANTOR, Nordland Land, L.L.C., an Iowa limited liability company in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Villa Village Mobile Home Park, L.L.C., an Iowa limited liability company, GRANTEE(s), the following described real property in Page County, IA:

Parcel B of Southwest Quarter of Southwest Quarter of Section 31, Township 69 North, Range 36 West of 5th P.M., and Parcel B of Northwest Quarter Section 1, Township 68 North, Range 37 West of 5th P.M., in City of CLARINDA, Page County, Iowa, described as follows: Commencing at the North Quarter Corner of Section 1, Township 68 North, Range 37 West, Page County, Iowa, thence along Section line South 89 degrees 13 minutes 09 seconds West 33.00 feet to the western right-of-way of Sixteenth Street; thence along right-of-way due South 137.04 feet to the northwesterly right-of-way of the abandoned railroad; thence along said right-of-way South 53 degrees 18 minutes 02 seconds West 260.71 feet to the Point of Beginning; thence continuing along right-of-way South 53 degrees 18 minutes 02 seconds West 152.04 feet to the Northeast Corner of Tract III as recorded in Book 547, Page 269, Page County Recorder's Office; thence South 00 degrees 41 minutes 29 seconds East 122.63 feet to the southeasterly right-of-way of said railroad; thence along said right-of-way South 58 degrees 10 minutes 43 seconds West 332.58 feet by chord distance and bearing along the 2914.81 feet radius curve to the right; thence South 89 degrees 12 minutes 01 seconds West 222.99 feet to an IDOT right-of-way rail; thence along the eastern line of Outlot One of Berry's Addition North 01 degrees 27 minutes 17 seconds West 583.78 feet to the Southwest Corner of Lot 7 of Green Acres Addition to the City of Clarinda; thence North 01 degrees 39 minutes 28 seconds West 140.00 feet to the Northwest Corner of said Lot 7; thence North 88 degrees 54 minutes 46 seconds East 108.38 feet to the intersection of the centerline of an existing ditch; thence along said centerline the following courses and distances: South 36 degrees 04 minutes 30 seconds East 209.34 feet; thence South 50 degrees 04 minutes 10 seconds East 143.80 feet; thence South 69 degrees 17 minutes 20 seconds East 130.97 feet; thence South 82 degrees 46 minutes 11 seconds East 92.57 feet; thence South 80 degrees 53 minutes 36 seconds East 89.53 feet to the point of beginning.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof;** that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

This deed is executed as provided in the operating agreement of the limited liability company.

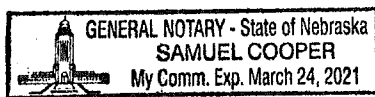
Nordland Land, L.L.C., an Iowa limited liability company,

By: Andrew Nels Nordland 8/8/19
Andrew Nels Nordland, Trustee of the Date
Andrew Nels Nordland Declaration of
Trust dated July 10, 2000
Its Managing Member

STATE OF NEBRASKA)

COUNTY OF DOUGLAS)ss.

The foregoing *Warranty Deed* was acknowledged before me this 8th day of August, 2019, by Andrew Nels Nordland, as Trustee of the Andrew Nels Nordland Declaration of Trust dated July 10, 2010, and Managing Member of Nordland Land, L.L.C., an Iowa limited liability company. Andrew Nels Nordland did personally appear before me, a General Notary Public for the State of Nebraska and he is either known to me or was identified by me through satisfactory evidence.



SGC
NOTARY PUBLIC