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REV-73520



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Fee Amt: \$762.20 Page 1 of 3
Revenue Tax: \$735.20
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2012-00055920

Declaration Filed

BK **14135** PG **374-376**

SPECIAL WARRANTY DEED

Preparer Information: Thomas H. Burke
Whitfield & Eddy, P.L.C.
317 Sixth Avenue, Suite 1200
Des Moines, IA 50309-4195
(515) 288-6041

Taxpayer Information: Equitable Lofts, LLC
8201 NW 97th Terrace
Kansas City, MO 64153

RETURN TO:

Return Address: Thomas H. Burke
Whitfield & Eddy, P.L.C.
317 Sixth Avenue, Suite 1200
Des Moines, IA 50309-4195

Grantors: Great Southern Bank

Grantee: Equitable Lofts, LLC

Legal Description: See Exhibit "A" (Last Page)

SPECIAL WARRANTY DEED

For the consideration of One and 00/100 Dollar(s) (\$1.00) and other valuable consideration, **GREAT SOUTHERN BANK**, Grantor, does hereby convey to **EQUITABLE LOFTS, LLC**, A Missouri limited liability company, Grantee, the following described real estate situated in Polk County, Iowa:

SEE EXHIBIT "A" ATTACHED HERETO

The real estate is being sold "AS IS", "WHERE IS" and "WITH ALL FAULTS" without any representation or warranty whatsoever as to its condition, fitness for any particular purpose, merchantability or any other warranty, express or implied, except as otherwise set forth in that certain Purchase Agreement between Grantor and Grantee, dated effective as of December 19, 2011 ("Purchase Agreement"). Grantee is acquiring the real estate based solely upon Grantee's own independent investigations and inspections of such real estate and not in reliance on any information provided by Grantor. Grantor specifically disclaims any warranty, guaranty or representation, oral or written, except as otherwise stated in the Purchase Agreement, past or present, express or implied, concerning the real estate. This conveyance is subject to all covenants and easements, if any, against the real estate.

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 them, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the 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 this 23 day of December, 2011.

GREAT SOUTHERN BANK

By Kevin J. Chavanu
Kevin J. Chavanu, its Assistant Vice President

STATE OF IOWA, COUNTY OF WOODBURY) ss.

This instrument was acknowledged before me on the 23 day of December, 2011 by Kevin J. Chavanu as Assistant Vice President of Great Southern Bank.

Nickie Lukehart
Notary Public in and for said State

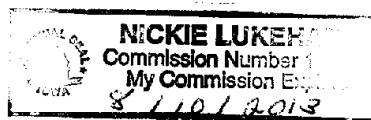


EXHIBIT "A"
TO SPECIAL WARRANTY DEED

All Units in THE EQUITABLE, a Horizontal Property Regime, Except Units 8A, 15A, 15E and 17A, now included in and forming a part of the City of Des Moines, Polk County, Iowa, together with the undivided interest in the general and limited common elements appurtenant to such unit as provided in the Declaration of Submission to Horizontal Property Regime referred to below, and located upon the property described therein, as set forth in Declaration of Submission recorded in Book 11971 Page 167, and as amended and with any and all other interests appurtenant to such unit pursuant to said Horizontal Property Regime., and, Lots 7 and 8, Block 12, in FORT DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, Except All Units in THE EQUITABLE, a Horizontal Property Regime, now included in and forming a part of the City of Des Moines, Polk County, Iowa, together with the undivided interest in the general and limited common elements appurtenant to such unit as provided in the Declaration of Submission to Horizontal Property Regime referred to below, and located upon the property described therein, as set forth in Declaration of Submission recorded in Book 11971 and Page 167, and as amended and with any and all other interests appurtenant to such unit pursuant to said Horizontal Property Regime,

locally known as 604 Locust Street, Des Moines, Polk County, Iowa,

AND

the Grantor's leasehold interest in that real property legally described as follows, to-wit:

All rights appurtenant to the above described real estate pursuant to leasehold interests arising in a portion of Lots Five (5) and Six (6) in Block "C" in COMMISSIONER'S ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa covered in the Memorandum of Lease filed in Book 11006 Page 690, on April 6, 2005, Memorandum of Amendment to Lease filed in Book 11491 Page 764, on January 20, 2006; and Memorandum of Parking Lease filed in Book 11776 Page 989, on July 31, 2006 which consists of the 3rd and 4th floors of a parking garage