

Recorded: 10/13/2016 at 8:47:15.547 AM
Fee Amount: \$27.00
Revenue Tax: \$2,399.20
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 201600033985
BK: 16222 PG: 587

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE CO.
NATIONAL COMMERCIAL SERVICES

NCS-757230-SA/

Prepared by: Joel Templeman, Lillis O'Malley Olson Manning Pose Templeman LLP
and return to: 317 Sixth Avenue Suite 300, Des Moines, Iowa 50309 (515) 243-8157

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: Liberty Des Moines LLC, c/o Schulte Hospitality Group, Inc.
2000 High Wickham Place, Suite 300, Louisville, KY 40245

BUSINESS ENTITY WARRANTY DEED

For the consideration of one dollar (\$1.00) and other valuable consideration, LIBERTY BUILDING HISTORIC REHAB, LLC, A LIMITED LIABILITY COMPANY, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IOWA, does hereby convey to LIBERTY PARKING, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, the following described real property in Polk County, Iowa:

Lots 5 and 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; and

Non-exclusive subsurface use easement as contained in the Easement for Use of Subsurface Area dated November 21, 2005, recorded December 1, 2005, in Book 11422, Page 124

together with and subject to all easements, rights, and restrictions appurtenant thereto (the "Real Property") subject to the matters set forth on Exhibit A.

Grantor does hereby covenant with grantee, and successors in interest, that grantor holds the Real Property by title in fee simple; that it has good and lawful authority to sell and convey the Real Property; that the Real Property is free and clear of all liens and encumbrances except as may be above stated; and grantor covenants to warrant and defend the Real Property 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, and as masculine or feminine gender, according to the context.

[Signature page to follow]

Dated: October 3, 2016

LIBERTY BUILDING HISTORIC REHAB, LLC

By: LIBERTY BUILDING MANAGING MEMBER,
LLC

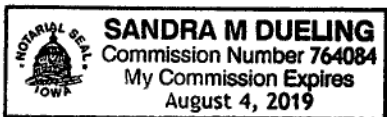
By: [Signature]

Name: Bernard J. Baker III

Title: Manager of Liberty Building Managing
Member, LLC

STATE OF IOWA, COUNTY OF POLK) SS:

This record was acknowledged before me on the 3 day of October 2016, by
Bernard J. Baker III as Manager of Liberty Building Managing Member, LLC which is the
Manager of Liberty Building Historic Rehab, LLC.



[Signature]
Notary Public in and for said State

My Commission Expires: Aug 4, 2019

[Signature Page to Parking Garage Deed]

**EXHIBIT A
TO DEED**

1. Taxes and assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Special assessments hereafter levied.
3. Terms, conditions, restrictions, covenants and provisions as contained in the Declaration of Covenants dated April 6, 2005, recorded July 25, 2005, in Book 11185, Page 691, as amended by that certain Revised Declaration of Covenants dated April 12, 2010, recorded April 20, 2010, in Book 13415, Page 367.
4. Terms and conditions of the Minimum Assessment Agreement dated August 11, 2008, recorded October 28, 2008, in Book 12816, Page 668; as amended by the Amended Minimum Assessment Agreement dated September 17, 2010, recorded November 9, 2010, in Book 13654, Page 185.
5. Terms, conditions, easements, restrictions, covenants, obligations and provisions as contained in the Skywalk Agreement dated October 27, 2008, recorded April 8, 2009, in Book 12985, Pages 1-62. Consent and Subordination instruments recorded December 17, 2010, in Book 13705, Page 664 and in Book 13705, Book 666. (TRACTS I and II)
6. Terms, conditions, restrictions, covenants and provisions as contained in the Declaration of Covenants dated April 20, 2005, recorded July 25, 2005, in Book 11185, Page 707. (TRACT II)
7. Boundary Survey recorded in Book 11251, Page 100 (Lots 5 and 6, Block C, Commissioner's Addition). (TRACT II)
8. Terms, conditions, easements, restrictions, covenants and provisions as contained in the Easement for Use of SubSurface Area dated November 21, 2005, recorded December 1, 2005, in Book 11422, Page 124 (TRACTS II and III).
9. Lease dated July 1, 2006, between K.C. Holdings VI, L.L.C., landlord, and Equitable, L.P., tenant, which is evidenced by Memorandum of Parking Lease dated July 1, 2006, recorded July 31, 2006, in Book 11776, Page 989; Affidavit of Robert Douglas recorded January 19, 2006, in Book 12039, Page 966; as further amended by the Affidavit recorded February 1, 2008, in Book 12529, Page 725; as further amended by the Parking Stall Use Agreement dated May 14, 2010, recorded August 10, 2010, in Book 13535, Page 122; as further amended by the Sheriff's Deed recorded in Book 13612, Page 97, the Special Warranty Deed recorded in Book 14135, Page 374 and the Corrected Special Warranty Deed recorded in Book 14161, Page 168 which assigned the interest of the above tenant to Equitable Lofts, LLC.
As amended by the Memorandum of Assigned Lease Agreement recorded June 10, 2015, as Document No. 201500105999 in Book 15610, Page 185, by and between Liberty Building Historic Rehab, LLC, Landlord, and Equitable Lofts, LLC, tenant.
NOTE: The description of the leased premises consists of 90 spaces on the third and fourth floors of Lots 5 and 6 in Block "C" in Commissioner's Addition.
Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein. (TRACT II)
10. Terms and conditions of the Minimum Assessment Agreement dated August 11, 2008, recorded October 28, 2008, in Book 12816, Page 677. (TRACT II)
11. 418 Liberty Building Parking Stall Use Agreement dated October 5, 2012, recorded October 8,

2012, in Book 14475, Page 45. (TRACT II)

12. 418 Liberty Building Parking Stall Use Agreement dated September 19, 2013, recorded September 19, 2013, in Book 14965, Page 8. (TRACT II)