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Registration Filed

Doc ID: 030628850002 Type: GEN
 Kind: WARRANTY DEED
 Recorded: 04/05/2016 at 02:08:26 PM
 Fee Amt: \$147.40 Page 1 of 2
 Revenue Tax: \$130.40
 Polk County Iowa
 JULIE M. HAGGERTY RECORDER
 File# 2015-00188807
 BK 15950 PG 698-699

RETURN TO:

Prepared by and return to: Jennifer L. Drake, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines,
 Iowa 50266-2520, (515) 280-2057

Send Tax Statements to:

SPACE ABOVE THIS LINE FOR RECORDER

Ruthra Investments Limited Partnership
 4257 NE 80th Street
 Altoona, Iowa 50009

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, **TUSCANY RESERVE, LLC**, an Iowa limited liability company, does hereby Convey to **RUTHRA INVESTMENTS LIMITED PARTNERSHIP**, an Iowa limited partnership the following described real estate in Polk County, Iowa:

Parcel 2016-4, as recorded in Polk County Records at Book 15905 Page 184, being located in Outlot X of Tuscany Plat 1, an Official Plat, now included in and forming a part of the City of Altoona, Polk County, Iowa, being more particularly described as follows:

All that part of Outlot X in Tuscany Plat 1, an Official Plat, now included in and forming a part of the City of Altoona, Polk County, Iowa, more particularly described as follows:

Beginning at the Southwest corner of said Outlot X, thence North 00°16'01" West, a distance of 178.73 feet; thence South 89°56'26" East, a distance of 857.51 feet; thence South 00°16'01" East, a distance of 179.29 feet to the South line of said Outlot X; thence North 89°54'09" West along said line, a distance of 857.52 feet to the Point of Beginning. Described parcel contains 3.52 acres and is together with all servient estates appurtenant thereto and subject to (a) easements, covenants and restrictions of record, and (b) existing zoning and other applicable building regulations.

Grantor hereby covenants with grantees, and successors in interest, that Grantor 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.

The undersigned, on behalf of Grantor, states that Grantor is a manager-managed Iowa limited liability company, this Warranty Deed is given in the ordinary course of Grantor's business, and Hubbell Realty Company is authorized to execute this Warranty Deed on behalf of Grantor as its Managing Manager.

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

Dated this 4th day of April, 2016

TUSCANY RESERVE, LLC

By: Hubbell Realty Company, Managing Member

By:

Joseph F. Pietruszynski, Vice President

By:

Jennifer L. Drake, Assistant Secretary

STATE OF IOWA)

COUNTY OF DALLAS) SS.
)

This record was acknowledged before me on this 4th day of April, 2016, by Joseph F. Pietruszynski and Jennifer L. Drake as Vice President and Assistant Secretary respectively of Hubbell Realty Company, as managing member of **Tuscany Reserve, LLC**, an Iowa limited liability company.

Charles Condon
Notary Public in and for said State

