

**BK: 2019 PG: 1681**  
**Doc # 2019 1681**  
**Date: 11/15/2019 at 8:09:05.0 AM**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$1,585.60**  
**CARLEEN BRUNING, RECORDER**  
**Montgomery County, Iowa**

**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**  
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

Cody M. McCullough, 329 Pierce St., Suite 200, Sioux City, IA 51101, Phone: (712) 277-4561

**Taxpayer Information:** (name and complete address)

City View Apartments of Red Oak, LLC  
4407 SW 9<sup>th</sup> Street  
Des Moines, IA 50315

**Return Document To:** (name and complete address)

Caleb W. Fritzier  
4407 SW 9<sup>th</sup> Street  
Des Moines, IA 50315

**Grantor:**

Bighorn Properties, LLC

**Grantee:**

City View Apartments of Red Oak, LLC

**Legal Description:** See Page 2.

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

**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar and other valuable consideration, **Bighorn Properties, LLC**, an Iowa limited liability company, does hereby convey to **City View Apartments of Red Oak, LLC**, an Iowa limited liability company, the following described real estate in Montgomery County, Iowa:

Parcel A of Lot 1 in Senate Subdivision to the City of Red Oak, Montgomery County, Iowa; and a parcel of land in the SW¼ NE¼ and NW¼ NE¼, Section 21, Township 72 North, Range 38 West of the 5<sup>th</sup> P.M., Montgomery County, Iowa, more particularly described as follows: Commencing at the center of Section 21-72-38; thence North a distance of 899.7 feet to a point on the centerline of U.S. Highway 34; thence continuing North a distance of 374.02 feet; thence East a distance of 33.0 feet to the point of beginning; thence North a distance of 251.21 feet; thence East a distance of 47.0 feet; thence South along the west line of Lot 1, Senate Subdivision, a distance of 251.21 feet; thence West a distance of 47.0 feet to the point of beginning, containing 11,807 square feet, more or less,

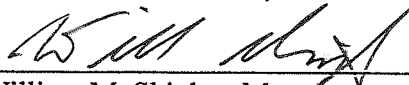
Subject to and together with covenants, conditions, restrictions and easements of record, if any.

The grantor hereby covenants with grantee, 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.

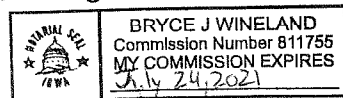
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: April 4, 2019

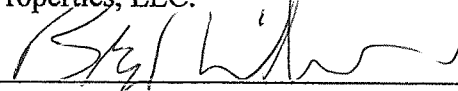
BIGHORN PROPERTIES, LLC

By:   
William M. Shipley, Manager

STATE OF IOWA, Pottawattamie COUNTY, ss:



This record was acknowledged before me on the 4<sup>th</sup> day of April, 2019, by William M. Shipley as Manager of Bighorn Properties, LLC.

  
Notary Public - State of Iowa