

Document 20192390  
Recorded: 11/15/2019 at 1:34:13.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Transfer Tax \$1,585.60  
BRENDA ESAIAS, RECORDER  
Page 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)

Valley View Apartments of Shenandoah, LLC  
4407 SW 9<sup>th</sup> Street  
Des Moines, IA 50315

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

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

**Grantor:**

Bighorn Properties, LLC

**Grantee:**

Valley View Apartments of Shenandoah, 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 **Valley View Apartments of Shenandoah, LLC**, an Iowa limited liability company, the following described real estate in Page County, Iowa:

A parcel of land located in Parcel "A" of Northwest Quarter of Southwest Quarter of Section 19, Township 69 North, Range 39 West of 5th P.M., in City of Shenandoah, Page County, Iowa, as shown by Survey recorded as Instrument No. 20042304 in Office of County Recorder, more particularly described as follows: Beginning at Northwest Corner of said Parcel "A", thence N89°21'54"E along North line of said Parcel "A" a distance of 470 feet; thence South a distance of 355 feet; thence S89°21'54"W a distance of 470 feet; thence North along West line of said Parcel "A", a distance of 355 feet to point of beginning.

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.

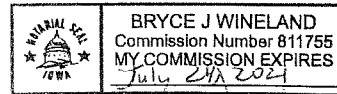
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: April 4, 2019

BIGHORN PROPERTIES, LLC

By: William M. Shipley  
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.

Bryce J. Wineland  
Notary Public - State of Iowa