

Recorded: 11/6/2015 at 8:32:14.380 AM
Fee Amount: \$32.00
Revenue Tax: \$19,839.20
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 201500152551
BK: 15798 PG: 914

SPECIAL WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Robert B. Thomson, 104 Armour Road, North Kansas City, MO 64116
Phone: (816) 303-4500

Return Document To: (name and complete address)

Gary M. Myers, Davis, Brown, Koehn, Shors & Roberts, P.C., 215 10th Street, Suite
1300, Des Moines, IA 50309

Taxpayer Information: (name and address)

Ashbrooke Iowa Partners, LLC, 400 Locust Street, Suite 790, Des Moines, IA 50309,
Attn.: Harry Bookey

Grantor:

Applewood Partners, L.P., a Missouri limited partnership

Grantee:

Ashbrooke Iowa Partners, LLC, an Iowa limited liability company

Legal Description:

Lots 2 and 3 in Lakeshore Estates, an Official Plat, now included in and forming a part of
the City of Ankeny, Polk County, Iowa

Prepared By: Robert B. Thomson
104 Armour Road
North Kansas City, MO 64116
(816) 303-4500

Return To: Ashbrooke Iowa Partners, LLC
400 Locust Street, Suite 790
Des Moines, IA 50309
Attn.: Harry Bookey

SPECIAL WARRANTY DEED

THAT Applewood Partners, L.P., a Missouri limited partnership ("**Grantor**"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto Ashbrooke Iowa Partners, LLC, an Iowa limited liability company, ("**Grantee**") those certain tracts or parcels of land in Ankeny, Polk County, Iowa, more particularly described as follows:

Lots 2 and 3 in Lakeshore Estates, an Official Plat, now included in and forming
a part of the City of Ankeny, Polk County, Iowa

together with all rights, titles, and interests appurtenant thereto including, without limitation, Grantor's interest, if any, in any and all adjacent streets, alleys, rights of way and any adjacent strips and gores(collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject only to the matters set forth on Exhibit A attached hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

SIGNATURE PAGE FOLLOWS

EXECUTED as of Nov. 4, 2015

Applewood Partners, L.P.
a Missouri limited partnership,

By: Applewood GP, LLC, a
Missouri limited liability company
Its: General Partner

By: Maxus Operating Limited Partnership, a
Delaware limited partnership
Its: Sole Member

By: Maxus Realty GP, Inc., a
Delaware corporation
Its: General Partner

By: [Signature]
Name: John W. Alvey
Title: Vice President

IOWA ACKNOWLEDGMENT FORM

STATE OF MISSOURI)
COUNTY OF CLAY) §

This record was acknowledged before me on November 4, 2015, by John W. Alvey as Vice President of Maxus Realty GP, Inc., as General Partner of Maxus Operating Limited Partnership, the sole member of Applewood GP, LLC as General Partner of Applewood Partners, L.P., a Missouri limited partnership.

[Signature]

Print Name: Grace E. Bales
Notary Public

My commission expires: Oct. 17, 2018

GRACE E. BALES
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires October 17, 2018
Commission #14429203

EXHIBIT "A" TO DEED

Permitted Encumbrances

EXHIBIT A

PERMITTED EXCEPTIONS

1. 2014/2015 taxes payable in the years 2015 and 2016 total \$185,586.00. 1st installment paid, 2nd installment unpaid and becomes delinquent on April 1, 2016. (Parcel No. 181-00495-007-032). Taxed as Lot 2 Lakeshore Estates.
2014/2015 taxes payable in the years 2015 and 2015 total \$81,530. 1st installment paid, 2nd installment unpaid and becomes delinquent on April 1, 2016. (Parcel No. 181-00495-007-033). Taxed as Lot 3 Lakeshore Estates.
The lien of the second half general taxes for 2014/2015, becoming due and payable in the year 2016, and all subsequent taxes and special assessments, including but not limited to those now pending, assessed or levied, not yet certified to the Office of the County Treasurer for collection at the date hereof.
2. Easements contained in Condemnation of Certain Land for Use in Connection with the Northeast Relief Sanitary Sewer Project filed July 21, 1983 in Book 5269 at Page 737 records of Polk County, Iowa, across a portion of subject property.
3. Permanent Easement in favor of the City of Ankeny, Iowa granted by instrument filed October 26, 1983 in Book 5299 at Page 185, records of Polk County, Iowa, across a portion of subject property.
4. Easements and Building Set Back Lines as contained in Lakeshore Estates Final Plat filed March 15, 1993 in Book 6737 at Page 809, records of Polk County, Nebraska.
 - a. Plat survey shows an ingress/egress and Public Utility and Drainage Easement, a 30 foot sanitary sewer easement and a 15 foot water line easement, across portions of subject property.
 - b. Plat survey shows a 35 foot building setback line on the West side and a 40 foot building setback line on the East side of subject property.
5. Underground Electric Line Easement in favor of Midwest Power Systems, Inc., granted by instrument filed October 27, 1993 in Book 6884 at Page 953, records of Douglas County, Nebraska, across a portion of subject property.
6. Permanent Easement in favor of the City of Ankeny, Iowa, a municipal corporation, granted by instrument filed April 26, 2005 in Book 11034 at Page 77, records of Polk County, Iowa, for Overhead Electric and Storm Sewer across a portion of subject property.
7. Controlled Access to Interstate Route 35 from subject property, as set forth in Condemnation filed February 11, 1964 in Book 3579 at Page 300, records of Polk County, Iowa.
8. Terms and provisions of the Declaration of Land Use Restrictive Covenants For Low-Income Housing Credits by Ankeny Partners, L.P., and its successors and assigns, dated December 10, 1991, filed December 27, 1991 in Book 6480 at Page 934, records of Polk County, Iowa.
9. Permanent Easement in favor of the City of Ankeny, Iowa, a municipal corporation, filed June 28, 2005 at File No. 2005-0017812 in Book 11137 at Page 856, records of Polk County, Iowa, for Overhead Electric lines.
10. Rights of tenants in possession, as tenants only, under prior unrecorded residential leases that do not contain an option to purchase or right of first refusal.