

**Recorded: 10/27/2017 at 9:32:34.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$18,359.20**  
**Polk County, Iowa**  
**Julie M. Haggerty RECORDER**  
**Number: 201700035616**  
**BK: 16700 PG: 144**

## **SPECIAL WARRANTY DEED**

### **Recorder's Cover Sheet**

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

Gary M. Myers, 215 10th St., Suite 1300, Des Moines, IA 50309, (515) 288-2500

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

Ashbrooke Iowa Partners, LLC, 400 Locust Street, Suite 790, Des Moines, IA 50309

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

Gary M. Myers, 215 10th St., Suite 1300, Des Moines, IA 50309

**Grantor:**

Ashbrooke Iowa Partners, LLC, an Iowa limited liability company

**Grantee:**

P.O. Ashbrooke LLC, a Delaware limited liability company

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

TC2661CB  
#2884866

## Special Warranty Deed

For the consideration of one Dollar(s) and other valuable consideration, ASHBROOKE IOWA PARTNERS, LLC, an Iowa limited liability company ("Grantor"), does hereby Convey to P.O. ASHBROOKE LLC, a Delaware limited liability company ("Grantee"), as a tenant in common, the following described real estate in Polk County, Iowa:

A undivided 76% interest in 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,

Subject to easements, covenants and restrictions of record.

Grantor does Hereby Covenant with Grantee and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

Dated: October 20, 2017

ASHBROOKE IOWA PARTNERS, LLC,  
an Iowa limited liability company

By: BH Equities, L.L.C., an Iowa limited liability  
company, its Manager

By: [Signature]  
Harry Bookey, Manager

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 20<sup>th</sup> day of October, 2017, by Harry Bookey, as Manager of BH Equities., L.L.C., an Iowa limited liability company, as Manager of Ashbrooke Iowa Partners, LLC, an Iowa limited liability company.



[Signature]  
Signature of Notary Public  
My commission expires: 9/22/2020