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Kind: WARRANTY DEED
Recorded: 10/27/2017 at 08:23:11 AM
Fee Amt: \$32.00 Page 1 of 3
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2017-00035543
BK 16699 PG 892-894



Warranty Deed
(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

David L. Wetsch, 974 - 73rd Street, Suite 20, Des Moines, IA 50324, (515) 223-6000

Taxpayer Information: (Name and complete address)

Yellowbanks, LLC, 7008 Madison Avenue, Urbandale, IA 50322

RETURN TO:

Return Document To: (Name and complete address)

David L. Wetsch, 974 - 73rd Street, Suite 20, Des Moines, IA 50324

Grantors:

Prairie Creek Enterprises, L.L.C.

Grantees:

Yellowbanks, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents:

Vertical text on the right edge of the page, likely a scanning artifact or page number.



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Prairie Creek Enterprises, L.L.C.

a(n) Iowa limited liability company organized and existing under the laws of Iowa does hereby Convey to Yellowbanks, L.L.C.

the following described real estate in Polk County, Iowa:

See Exhibit "A" attached hereto and incorporated by this reference.

The Limited Liability Company further warrants that it is Manager managed. This deed is executed by a majority of the managers or members of the limited liability company, the undersigned has authority to execute this conveyance on behalf of the limited liability company and this sale is made in the ordinary course of business of the limited liability company.

Consideration less than \$500.00; No revenue stamps required.

The grantor hereby covenants with grantees, 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: 10/23/17

Prairie Creek Enterprises, L.L.C.
a(n) Iowa limited liability company

By Karie Kading Ramsey
Karie Kading Ramsey, Manager

By _____

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on this 23rd day of October, 2017,
by Karie Kading Ramsey
as Manager
of Prairie Creek Enterprises, L.L.C., an Iowa limited liability company

Hilda C Smith
Signature of Notary Public

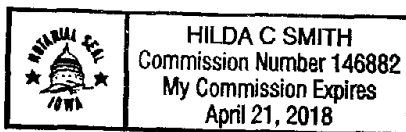


EXHIBIT "A"

A parcel of land partly in Lot 19 of OFFICIAL PLAT OF THE W ½ of Section 3, Township 78 North, Range 23 West of the 5th P.M., and partly in Lot 1 of the OFFICIAL REPLAT OF THE N ½ OF SECTION 9 AND THE S ½ OF SECTION 4, all in Township 78 North, Range 23 West of the 5th P.M., now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, identified as Parcel "E" on Plat of Survey, Exhibit "A", of State Land Patent filed in Book 15299, Page 349, more particularly described as follows:

Commencing at the W 1/4 Corner of said Section 3; thence S 86° 56' 51" E, 438.60 feet on the North line of the SW 1/4 of said Section 3; thence S 00° 40' 07" E, 219.66 feet to the Point of Beginning; thence continuing S 00° 40' 07" E, 947.40 feet; thence N 85° 50' 41" W, 636.16 feet; thence N 43° 38' 33" E, 424.06 feet; thence Northeasterly 681.00 feet, along a 4070.28 foot radius curve, concave Northwesterly, the chord for which bears N 29° 05' 46" E and has a length of 680.20 feet, to the Point of Beginning, containing 5.91 acres.