



Document 2020 4979

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Date 12/29/2020 Time 9:04:23AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$3.805.60

Rev Stamp# 608 DOV# 602

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

✓ This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8815

Mail tax statements to:

JAMES AND DEBBIE NAHAS, 219 – 4th Street, Des Moines, Iowa 50309

File #MAC (rtb)

\$2,319,000

WARRANTY DEED

Legal: Long Legal – See Attached Exhibit “A”

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **K Properties, LLC, a limited liability company**, does hereby convey the above-described real estate to an **undivided one-half interest in and to James J. Nahas Revocable Trust and an undivided one-half interest in and to Debra A. Nahas Revocable Trust.**

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantees, and successors in interest, that Company 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

This deed is executed as provided in the operating agreement of the limited liability company.

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.

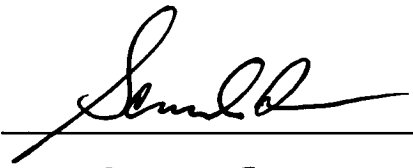
STATE OF Iowa)
)
COUNTY OF Polk) SS:

Dated: December 22, 2020

On this 22nd day of December, 2020,
before me the undersigned, a Notary Public in and for said
State, personally appeared

K PROPERTIES, LLC
A limited liability company by:

Scott Evers, to me
known, and who being by me duly sworn, did say that the
person is the Secretary of said limited
liability company; that no seal has been procured by the
limited liability company, and that this instrument was
signed on behalf of the limited liability company by
authority of its members or managers; that the person
signing this deed has the authority to act on behalf of the
limited liability company; and that the person
acknowledged the execution of this instrument to be the
voluntary act and deed of the limited liability company, by
it voluntarily executed.



Scott Evers, secretary
PRINT NAME OF SIGNATORY

Emily McLaughlin
Notary Public in and for said State



Legal Description

The West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$); **AND** the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$), **AND** the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), ALL in Section Two (2), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. A tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Two (2), more particularly described as follows, to-wit: Commencing at the East Quarter ($\frac{1}{4}$) Corner of Section Two (2), thence North 90°00' West 2684.15 feet along the North line of the South Half ($\frac{1}{2}$) of said Section Two (2) to the Point of Beginning, thence continuing North 90°00' West 225.47 feet, thence South 10°00' East 238.16 feet, thence North 90°00' East 166.00 feet, thence North 4°25' East 235.24 feet to the Point of Beginning, containing 1.0539 Acres;
2. A tract of land located in the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and in the West Half of the Southeast Quarter ($\frac{1}{4}$) of said Section Two (2), containing 10.11 acres, as shown in Acquisition Plat attached to Warranty Deed filed in Book 2019, Page 4020 on December 18, 2019, in the Office of the Recorder of Madison County, Iowa;
3. Three tracts of land located in the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and in the West Half of the Southeast Quarter ($\frac{1}{4}$) of said Section Two (2), as shown in Acquisition Plat filed attached to Warranty Deed filed in Book 2019, Page 4021 on December 18, 2019, in the Office of the Recorder of Madison County, Iowa;