



ENTERED FOR TAXATION
 THIS 08 DAY OF 13-2006
Janice Selch
 AUDITOR
Debbie Corkran
 DEPUTY AUDITOR

Document 2006 898

Book 2006 Page 898 Type 03 001 Pages 4
 Date 3/08/2006 Time 12:29 PM
 Rec Amt \$22.00 Aud Amt \$5.00
 Rev Transfer Tax \$76.80
 Rev Stamp# 94 DOV# 89

MICHELLE UTSLER, COUNTY RECORDER
 MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>



Warranty Deed

(Corporate/Business Entity Grantor)
 THE IOWA STATE BAR ASSOCIATION
 Official Form #335

Recorder's Cover Sheet

L/MCA

Preparer Information: (Name, address and phone number)

Gerard D. Neugent \$ 48,300
 4949 Westown Parkway, Suite 200
 West Des Moines, Iowa 50266
 515-223-4000

Taxpayer Information: (Name and complete address)

Racoon River Land Co., L.L.C.
 4949 Westown Parkway, Suite 200
 West Des Moines, Iowa 50266

Return Document To: (Name and complete address)

Gerard D. Neugent
 Knapp Properties, Inc.
 4949 Westown Parkway, Suite 200
 West Des Moines, Iowa 50266

Grantors:

Civic Parkway Associates, L.C.

Grantees:

Racoon River Land Co., L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One and no/100 Dollar(s) and other valuable consideration, Civic Parkway Associates, L.C., a(n) limited liability company organized and existing under the laws of Iowa does hereby Convey to Racoon River Land Co., L.L.C., a limited liability company the following described real estate in Madison County, Iowa:

See attached Exhibit A

Subject to easements, covenants and restrictions of record.

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: February 16, 2006

See attached Signature Block
a(n) _____

By _____

By _____

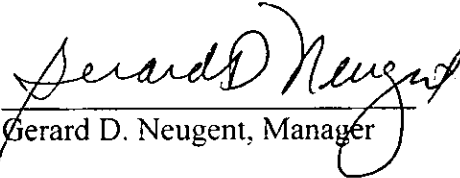
STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on this _____ by _____
_____ as _____
of See attached Notary Block

_____, Notary Public

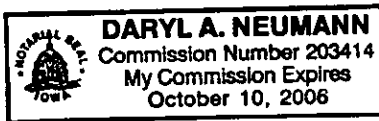
CIVIC PARKWAY ASSOCIATES, L.C.
an Iowa limited liability company

By: William C. Knapp, L.C.
an Iowa limited liability company
Manager

By: 
Gerard D. Neugent, Manager

State of Iowa)
)ss:
County of Polk)

This instrument was acknowledged before me on February 16, 2006 by Gerard D. Neugent as the manager of William C. Knapp, L.C., the manager of Civic Parkway Associates, L.C.



(Stamp or Seal)

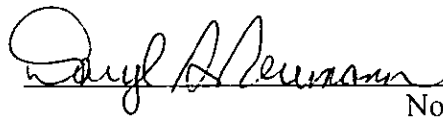

Notary Public

EXHIBIT A



The North Half (1/2) of the Northwest Quarter (1/4) of the Northwest Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Five (5), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa