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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



### Warranty Deed

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

#### Recorder's Cover Sheet

W/N

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

Diane M. Davidson  
Knapp Properties, Inc.  
4949 Westown Pkwy, Suite 200, West Des Moines, Iowa 50266, 515-223-4000

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

JSC Properties, Inc.  
1011 Locust Street, Suite 309  
Des Moines, Iowa 50309-2813

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

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

**Grantors:**  
KC Real Estate, L.C.

**Grantees:**  
JSC Properties, Inc.

**Legal description:** See Page 2xx See Exhibit A

**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, **KC Real Estate, L.C.**

a(n) **limited liability company** organized and existing under the laws of **Iowa** does hereby Convey to **JSC Properties, Inc., an Iowa corporation**

the following described real estate in **Madison** County, Iowa:  
**An undivided one-half interest in the real estate described on Exhibit A attached hereto.**

**Subject to and together with any and all easements, covenants and restrictions of record.**

**This deed is exempt from Real Estate Transfer Tax pursuant to §428A.2(14).**

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.

*as of*  
Dated: **January 1, 2011**

See attached signature block & acknowledgements,  
a(n) \_\_\_\_\_

By \_\_\_\_\_

By \_\_\_\_\_

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_.

\_\_\_\_\_, Notary Public

**KC REAL ESTATE, L.C.**  
an Iowa limited liability company

By: William C. Knapp, L.C., Member

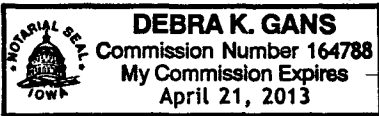
By: *Gerard D. Neugent*  
Gerard D. Neugent, Manager

By: JSC Properties, Inc., Member

By: *Paul D. Hayes*  
Paul D. Hayes, President

STATE OF IOWA            )  
  )ss:  
COUNTY OF POLK        )

The foregoing instrument was acknowledged before me on this 31 day on  
December 2010, by Gerard D. Neugent, Manager of William C. Knapp, L.C., as Member of KC Real Estate, L.C.

(Stamp or Seal)  *Debra K. Gans*  
Notary Public

STATE OF IOWA            )  
  )ss:  
COUNTY OF POLK        )

The foregoing instrument was acknowledged before me on this 31 day on  
December 2010, by Paul D. Hayes, President of JSC Properties, Inc., as Member of KC Real Estate, L.C.

(Stamp or Seal)  *Debra K. Gans*  
Notary Public

## EXHIBIT A

A tract of land commencing at the Southeast corner of the Southwest Quarter (1/4) of Section Twenty (20), thence North 941 feet, thence South 87°45' West 899 feet, thence South 57°26' West 492.5 feet, thence South 18°57' West 312.35 feet, thence South 28°45' West to the South line of said Section Twenty (20), thence East on said section line 1,555 feet to the point of beginning; and the East One-fourth (1/4) of Section Thirty (30); and the West Half (1/2) of Section Twenty-nine (29); ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, subject to and/or except public highways as applicable, and except the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa;

And

The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

