

BK: 2018 PG: 3089
Recorded: 9/24/2018 at 3:00:10.0 PM
Fee Amount: \$32.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

SPECIAL WARRANTY DEED

Prepared by:

John R. Portman
5600 S. Quebec St. #220A
Greenwood Village, CO 80111
(720) 537-3100

Taxpayer Information:

1031X, LLC
16 Swan St.
Palisades, NY 10964

Return to:

First American Title Company
National Commercial Services
1125 17th Street, Suite 500
Denver, CO 80202

Grantor: Quality Pines, LLC a Wyoming limited liability company

To

Grantee: 1031X, LLC a Wyoming limited liability company

Legal Description: See attached Schedule 1

Reference: Book 2018, Page 2452, Official Records of Madison County, Iowa

Mobile Manor Estates

SPECIAL WARRANTY DEED

QUALITY PINES, LLC, a Wyoming limited liability company (“Grantor”), whose address is 16 Swan St., Palisades, NY 10964, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration received from 1031X, LLC, a Wyoming limited liability company (“Grantee”), whose address is 16 Swan St., Palisades, NY 10964, the receipt and sufficiency of which are hereby acknowledged, on this 17 day of September, 2018, has granted, sold, transferred and conveyed, and does hereby grant, sell, transfer and convey to Grantee that certain real property located in Madison County, IA, described on Schedule 1 attached hereto and made a part hereof, together with all right, title and interest of Grantor in and to all of the buildings, structures, fixtures, facilities, installations and other improvements of every kind and description, other than manufactured homes and park model homes, now or hereafter in, on, over and under such real property (collectively, the “Premises”);

SUBJECT TO only those matters set forth on Schedule 2 attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same, together with all and singular the easements, covenants, agreements, rights, privileges, tenements, hereditaments and appurtenances thereunto now or hereafter belonging or appertaining (all of the foregoing being included within the term “Premises”); and Grantor covenants that the Premises are free of all encumbrances, except as above stated; that lawful seizing of and good right to convey the Premises is vested in Grantor; and that Grantor warrants the title to the Premises and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

This deed is filed as a correction to that Special Warranty Deed recorded at Book 2018, Page 2452, recorded 7/30/2018 for only nominal consideration, and is exempt from real estate transfer tax under IA Code Section 428A.2(10).

[Signature Page Follows]

Schedule 1

Legal Description of Premises

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER (¼) OF THE NORTHWEST FRACTIONAL QUARTER (¼) OF THE NORTHWEST QUARTER (¼) OF SECTION THIRTY-ONE (31), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., CITY OF WINTerset, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST FRACTIONAL QUARTER (¼) OF THE NORTHWEST QUARTER (¼) OF SAID SECTION THIRTY-ONE (31), THENCE SOUTH 89°15½' EAST 50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 198.42 FEET; THENCE SOUTH 89°15½' EAST 94.23 FEET; THENCE NORTH 27.25 FEET; THENCE SOUTH 89°15½' EAST 162.27 FEET; THENCE NORTH 205.81 FEET; THENCE SOUTH 89°15½' EAST 195.32 FEET; THENCE SOUTH 00°03' EAST 306.48 FEET; THENCE NORTH 89°15½' WEST 66 FEET; THENCE SOUTH 00°03' EAST 125 FEET; THENCE NORTH 89°15½' WEST 386.20 FEET TO THE POINT OF BEGINNING, EXCEPT PARCEL "F" LOCATED THEREIN, CONTAINING 0.613 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2, PAGE 342 ON FEBRUARY 26, 1998 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA, AND EXCEPT PARCEL "E" LOCATED THEREIN, CONTAINING 0.014 ACRES, (621.3 SQUARE FEET), AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2, PAGE 343 ON FEBRUARY 26, 1998 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA; AND EXCEPT PARCEL "Q" LOCATED THEREIN, CONTAINING 0.579 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2013, PAGE 2472 ON AUGUST 21, 2013 IN THE OFFICE OF THE RECORDER, MADISON COUNTY, IOWA.

Also described by a Surveyor as:

Beginning at an 1/2" Iron Rod Found and being located South 89°08'20" West a distance of

292.40 feet from the SOUTHWEST CORNER OF THE NORTHWEST FRACTIONAL QUARTER (¼) OF THE NORTHWEST QUARTER (¼) OF SAID SECTION THIRTY ONE (31), Running thence

1. Along the lands now or formerly City of Winterset, Iowa (APN: 821004900054000) North 01°02'32" East, a distance of 225.65 feet to a set #4 rebar with yellow id cap "IOWA 2280"; thence

Running the following (3) courses and distances along the lands now or formerly Hurd & Daughter, LLC (APN: 821004900023000)

2. South 89°08'20" East a distance of 10.47 feet to a set #4 rebar with yellow id cap "IOWA 2280"; thence

3. North 00°23'11" East a distance of 206.04 feet to a ½" iron rod Found; thence

4. South 88°59'15" East a distance of 195.37 feet to a ½" iron rod Found; thence

5. Along the lands now or formerly Heartland Coop (APN: 821004900061000), South 00°15'25" West a distance of 306.20 feet to a set #4 rebar with yellow id cap "IOWA 2280"; thence

6. Along the lands now or formerly Nolan K. & Glenda Joann Collins (APN: 821004900030000) North 89°08'20" West a distance of 66.00 feet ½" iron rod Found; thence

7. Continuing along the same South 00°04'10" West a distance of 125.00 feet to a ½" iron rod Found; thence

8. Along the northeasterly right of way line of East Lane Street, North 89°08'20" West a distance of 143.80 feet to the point of beginning.

78,926 square feet, 1.812 acres

IN WITNESS WHEREOF, Grantor has executed and delivered this Deed as of the day and year first above written.

GRANTOR:

QUALITY PINES, LLC, a Wyoming limited liability company

By: Jean Levesque

Name: Jean Levesque

Its: member

STATE OF New York)
COUNTY OF Suffolk) SS

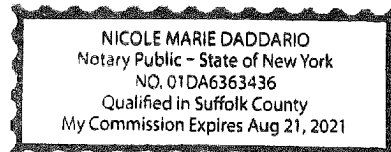
I, Nicole Daddario, a Notary Public in and for said County in the State aforesaid, do hereby certify that Jean Levesque the member of Quality Pines, LLC a Wyoming limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner license appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act as such member, and as the free and voluntary act of said companies, for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of September, 2018.

Notary Public: Nicole Daddario

My Commission Expires: August 21, 2021

(SEAL)



Schedule 2

Schedule of Permitted Exceptions

1. Ad valorem taxes for 2018 and subsequent years, not yet due and payable.
2. All easements, rights-of-way, restrictions, regulations and other rights, interests, and exceptions of record, if any;
3. All matters not shown by the public records or which would be shown by an inspection or survey of the property.