



BK: 2018 PG: 2452
Recorded: 7/30/2018 at 10:29:54.0 AM
Fee Amount: \$32.00
Revenue Tax: \$591.20
LISA SMITH RECORDER
Madison County, Iowa

Special Warranty Deed

Prepared by:

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

Taxpayer Information:

Quality Pines, LLC
16 Swan St.
Palisades, NY 10964

Return to:

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

Grantor: MOTHERSHIP MASTER PROPCO KB, LLC, a Delaware limited liability company

To

Grantee: QUALITY PINES, LLC, a Wyoming limited liability company

Legal Description: See attached Schedule 1

Reference: Book 2018, Page 786, Official Records of Madison County, Iowa

This instrument prepared by:

John R. Portman, Esq.
5600 S. Quebec St. #220A
Greenwood Village, CO 80111

After recording return to:

Quality Pines, LLC
16 Swan St.
Palisades, NY 10964

Mobile Manor Estates

SPECIAL WARRANTY DEED

MOTHERSHIP MASTER PROPCO KB, LLC, a Delaware limited liability company ("Grantor"), whose address is 5600 S. Quebec Street, Suite 220A, Greenwood Village, Colorado 80111, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration received from QUALITY PINES, 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 24TH day of JULY, 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.

[Signature Page Follows]

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

GRANTOR:

MOTHERSHIP MASTER PROPCO
KB, LLC, a Colorado limited liability
company

By: [Signature]
Keith Gee
Its: President and CEO

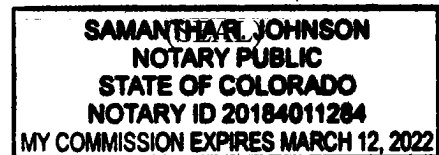
STATE OF COLORADO)
) SS
COUNTY OF ARAPAHOE)

I, SAMANTHA JOHNSON, a Notary Public in and for said County in the State aforesaid, do hereby certify that Keith Gee, the President and CEO of Mothership Master PropCo KB, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, 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 ____ day of _____, 2018.

Notary Public: [Signature]

My Commission Expires: MARCH 12, 2022



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

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.