

BK: 2018 PG: 2452
Recorded: 7/30/2018 at 10:29:57.0 AM
Fee Amount:
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT
TO BE COMPLETED BY TRANSFEROR

TRANSFEROR:

Name Mothership Master PropCo KB, LLC

Address	5600 S. Quebec Street, Suite 220A	Greenwood Village	Colorado	80111
	Number and Street or RR	City, Town or PO	State	Zip

TRANSFeree:

Name 1031X, LLC

Address	16 Swan Street	Palisades	New York	10964
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

121 East Lane Street	Winterset	Iowa	50273
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

See Attached

1. Wells (check one)

- ☒ There are no known wells situated on this property.
☐ There is a well or wells situated on this property. The type(s), location(s) and legal status are stated below or set forth on an attached separate sheet, as necessary.

2. Solid Waste Disposal (check one)

- ☒ There is no known solid waste disposal site on this property.
☐ There is a solid waste disposal site on this property and information related thereto is provided in Attachment #1, attached to this document.

3. Hazardous Wastes (check one)

- ☒ There is no known hazardous waste on this property.
☐ There is hazardous waste on this property and information related thereto is provided in Attachment #1, attached to this document.

4. Underground Storage Tanks (check one)

- ☒ There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)
☐ There is an underground storage tank on this property. The type(s), size(s) and any known substance(s) contained are listed below or on an attached separate sheet, as necessary.

5. Private Burial Site (check one)

- ☒ There are no known private burial sites on this property.
☐ There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.

6. Private Sewage Disposal System (check one)

- ☒ All buildings on this property are served by a public or semi-public sewage disposal system.
☐ This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
☐ There is a building served by private sewage disposal system on this property or a building without any lawful sewage disposal system. A certified inspector's report is attached which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. A certified inspection report must be accompanied by this form when recording.
☐ There is a building served by private sewage disposal system on this property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. The buyer has executed a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. A copy of the binding acknowledgment is attached to this form.
☐ There is a building served by private sewage disposal system on this property. The buyer has executed a binding acknowledgment with the county board of health to install a new private sewage disposal system on this property within an agreed upon time period. A copy of the binding acknowledgment is provided with this form.
☐ There is a building served by private sewage disposal system on this property. The building to which the sewage disposal system is connected will be demolished without being occupied. The buyer has executed a binding acknowledgment with the county board of health to demolish the building within an agreed upon time period. A copy of the binding acknowledgment is provided with this form. [Exemption #9]
☐ This property is exempt from the private sewage disposal inspection requirements pursuant to the following Exemption [Note: for exemption #9 use prior check box]: _____
☐ The private sewage disposal system has been installed within the past two years pursuant to permit number _____

Information required by statements checked above should be provided here or on separate sheets attached hereto:

**I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM
AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.**

Signature: _____

(Transferor or Agent)

Telephone No.: _____

720-537-3100

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.