

Recorded: 3/4/2020 at 7:56:45.0 AM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$3,174.40
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 201900074376
BK: 17721 PG: 873

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information:

Sherry Meyerhoff Hanson & Crance LLP
520 Newport Center Drive, Suite 1400
Newport Beach, CA 92660
Attn: Jonathan Eckhardt, Esq.
949-719-1200

Taxpayer Information:

Realco Polk City, IA, LLC
2045 W. Grand Avenue, Suite B #34572
Chicago, Illinois 60612-1577

Return Document To:

Realco Polk City, IA, LLC
2045 W. Grand Avenue, Suite B #34572
Chicago, Illinois 60612-1577

Submitted by: Jess Selway
First American Title Insurance Company
National Commercial Services
50 S. 16th St, Ste 2600
Philadelphia, PA 19102
File No. NCS-985105-PHIL

Grantor: LTC-Jonesboro, Inc., a Nevada corporation

Grantee: Realco Polk City, IA, LLC, a Delaware limited liability company

Legal Description: See Exhibit A

Document or instrument number of previously recorded documents:

Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One Dollar and other valuable consideration **LTC-JONESBORO, INC.**, a Nevada corporation ("Grantor"), does hereby convey to **REALCO POLK CITY, IA, LLC**, a Delaware limited liability company ("Grantee"), the following described real estate in Polk County, Iowa:

Legal description attached hereto as Exhibit A

Grantor hereby covenants with Grantee, 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 (a) all non-delinquent real property taxes, (b) all non-delinquent special assessments, if any, and (c) those matters set forth on Exhibit B hereto (the "Permitted Exceptions"); and it covenants to warrant and defend the real estate against the lawful claims of all persons, and

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

[Signature Page Follows]

Dated: March 2, 2020

LTC-JONESBORO, INC.,
a Nevada corporation

By: [Signature]
Name: Clint Malin
Title: EVP and Chief Investment Officer

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

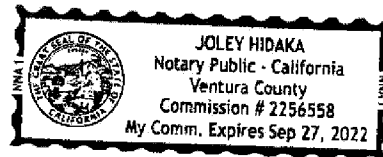
COUNTY OF VENTURA)

On February 13 2020, before me, Joley Hidaka, Notary Public, personally appeared Clint Malin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature



(Seal)

EXHIBIT A

Legal Description

The Real Estate, situated in Polk County, Iowa described as follows:

THAT PART OF THE EAST 419 FEET OF LOT 14 IN THE OFFICIAL PLAT OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF POLK CITY, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 14, THAT IS 30.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 114TH AVENUE, AS IT NOW EXISTS; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED FOR THE PURPOSES OF THE DESCRIPTION ONLY) ALONG SAID NORTH RIGHT-OF-WAY LINE, 389.11 FEET; THENCE NORTH 00 DEGREES 19 MINUTES WEST 387.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 20 SECONDS EAST 376.88 FEET TO A POINT ON SAID EAST LINE OF LOT 14; THENCE SOUTH 02 DEGREES 07 MINUTES 13 SECONDS EAST, ALONG SAID EAST LINE, 388.43 FEET TO THE POINT OF BEGINNING, POLK COUNTY, IOWA.

EXHIBIT B

Permitted Exceptions

1. General and special taxes or assessments for the fiscal year 2019/2020, a lien, not yet due or payable.
2. Rights of tenants in possession as of the date hereof, as tenants only, under unrecorded residential leases without options to purchase or rights of refusal.
3. Matters disclosed by an ALTA/NSPS survey made by AEC Geospatial, LLC for Millman on November 19, 2019, as revised prior to the date hereof, designated Job No. 4625.