

COMPARED

2644

Filed for record, indexed and delivered to the county auditor to

WARRANTY DEED (Joint Tenancy)

Form 14 Rev

1974 of 2.23 1974

Know All Men by These Presents:

Rec. Fee \$ 5.31

THAT

John L. Hoer  
George Orange

Joseph L. Hoer and Virginia R. Hoer, husband and wife, jointly and severally,

of Pottawattamie County, and State of Iowa, in consideration of the sum of

One Dollar and Other Valuable Consideration (\$1.00)----- DOLLARS,

in hand paid by James R. Minshall and Marlena L. Minshall, Husband and Wife

of Pottawattamie County, and State of Iowa, do hereby SELL AND CONVEY unto the said

James R. Minshall and Marlena L. Minshall, Husband and Wife

as joint tenants and not as tenants in common, with the full right of the survivor to take the whole title and right of both in fee simple and absolutely, the following described premises, situated in the County of Pottawattamie, and State of Iowa, to-wit:

The Southerly 5.4 Feet of Lot 5, all of Lot 6, and the Northerly 19.6 Feet of Lot 7, all in Block 7, Morningside Addition to the City of Council Bluffs, Pottawattamie County, Iowa, together with the Easterly Half of the vacated 14 Foot alley abutting said Lots on the West. JAN 16 1991

COUNTY AUDITOR

And we covenant with the said James R. Minshall and Marlena L. Minshall

that we hold said premises by good and perfect title; that we have good right and lawful authority to sell and convey the same; that said premises are free and clear from all liens and incumbrances whatsoever, except, subject to taxes, covenants, restrictions and easements of record.

And we covenant to WARRANT AND DEFEND the title to said premises against the lawful claims of all persons whomsoever.

Signed this 9th day of January, A. D. 1991

STATE OF IOWA, POTTAWATTAMIE COUNTY, } ss.



On this 9th day of January, 1991, before me, Joseph L. Hoer, a Notary Public in and for Pottawattamie County, Iowa, personally appeared

Joseph L. Hoer and Virginia R. Hoer, Husband and Wife

Joseph L. Hoer

Virginia R. Hoer

to me known to be the identical person named herein and who executed the foregoing instrument and acknowledged that they executed same as their voluntary act and deed.

Notary Public.

176-91  
94.05  
3167  
Pottawattamie  
COUNTY

REAL ESTATE TRANSFER

# COMPARED

fee 45<sup>00</sup>

7613

STATE OF IOWA  
 FILED FOR RECORD IN THE  
 1971 JAN 16 1991  
 IN BOOK 77 PAGE 15481  
 John D. ...  
 By John D. ... County Clerk

## OWNER'S CERTIFICATION

STATE OF IOWA )  
 ) ss.  
 COUNTY OF POTTAWATTAMIE )

The undersigned does hereby certify that the foregoing and accompanying plat is a subdivision of the following described real estate situated in Pottawattamie, Iowa, Pottawattamie County, Iowa, which real estate is more particularly described as follows:

### LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN PART OF LOT 2, AUDITOR'S SUBDIVISION OF THE NE $\frac{1}{4}$  SE $\frac{1}{4}$ , SECTION 19, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5th PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF SAID AUDITOR'S SUBDIVISION OF THE NE $\frac{1}{4}$  SE $\frac{1}{4}$ , ALSO, BEING THE SOUTHWEST CORNER OF SAID NE $\frac{1}{4}$  SE $\frac{1}{4}$ ; THENCE N 0°22'24" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 587.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N 0°04'55" W, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 409.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE N 88°27'00" E, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 712.20 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE S 10°30'00" E, ALONG THE EASTERLY LINE OF SAID LOT 2, AND ALSO, BEING ALONG THE WESTERLY RIGHT OF WAY LINE OF SIMMS AVENUE, A DISTANCE OF 55.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 10°30'00" E, ALONG THE EASTERLY LINE OF SAID LOT 2, AND ALSO, BEING ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID SIMMS AVENUE, A DISTANCE OF 300.00 FEET; THENCE S 80°53'50" W A DISTANCE OF 180.05 FEET; THENCE N 10°30'00" W A DISTANCE OF 323.96 FEET; THENCE N 88°27'00" E A DISTANCE OF 182.22 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 1.289 ACRES, MORE OR LESS.

NOTE: THE EASTERLY LINE OF SAID LOT 2 IS ASSUMED TO BEAR S 10°30'00" E FOR THIS DESCRIPTION.

The undersigned platlor hereby states that it is the sole and only owner and proprietor in fee simple of said real estate shown in the accompanying plat.

JAN 16 1991

RECORDED IN THE COUNTY CLERK'S OFFICE

*John D. ...*

91 15481

# COMPARED

The subdivision of the above-named real estate as it appears on the plat is made with the full knowledge and free consent of the undersigned proprietor and it is in accordance with the desires of the undersigned proprietor that the above-mentioned real estate be subdivided and that said subdivision be known as Bach's Second Addition

The undersigned further states that it will meet all equal opportunity and fair marketing objectives consistent with Federal, State and Local guidelines.

DATED this 24 day of October, 1990.

BY: Helen E. Hamilton  
Owner, Helen E. Hamilton

BY: Neil R. Bach  
Option Holder, Neil R. Bach

STATE OF IOWA )  
 ) ss.  
COUNTY OF POTTAWATTAMIE )

On this 24<sup>th</sup> day of Oct, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Helen E. Hamilton, and Neil R. Bach to me personally known, who being by me duly sworn, did say that they are the Owner and Option Holder respectively to me known to be the persons named in and who executed the foregoing instrument as their voluntary act and deed;

William [Signature]  
Notary public in and for said state

# COMPARED

## CERTIFICATE OF TREASURER

STATE OF IOWA )  
 ) ss.  
 COUNTY OF POTTAWATTAMIE )

I, JUDY ANN MILLER, Treasurer of Pottawattamie County, Iowa, being first duly sworn on oath do state that the property described in the foregoing Owner's Certifications, said property being laid out in lots by the attached plat of Bach's 2nd Subdivision upon which this certified statement is endorsed, is free and clear from any and all unpaid taxes and tax liens as shown by the records of this office.

DATED this 25th day of October, 1990.

Judy Ann Miller  
 By Kinda Rhategan, 1st Deputy  
 JUDY ANN MILLER, Treasurer of  
 Pottawattamie County

STATE OF IOWA )  
 ) ss.  
 COUNTY OF POTTAWATTAMIE )

On this 25<sup>th</sup> day of October, 1990, before me, a Notary Public in and for Pottawattamie County, personally appeared JUDY ANN MILLER, to me known to be the person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed and in her capacity as Treasurer of Pottawattamie County, Iowa.



J. Lewis Indor  
 NOTARY PUBLIC IN AND FOR SAID STATE  
 Pottawattamie Co  
 Council Bluffs IA

91 15483

1/28/91