

1429 FILED

1991 JUN 14 PM 2:03
 BK 81 Deed Pg 776
 MARGARET HENKLE
 FREMONT COUNTY RECORDER
 SIDNEY, IOWA fee 15.00

CORPORATION WARRANTY DEED

Pamida, Inc., formerly known as New Pamida, Inc., a corporation organized and existing under the laws of Delaware, GRANTOR, in consideration of Two Dollars (\$2.00) received from GRANTEE, Piyush Patel, an individual, conveys to GRANTEE, the following described real estate:

All of the following described parcel of land located in the Southeast one-quarter of the Northeast one-quarter and in the Northeast one-quarter of the Northeast one-quarter, Section 24, Township 69 North, Range 40 West of the 5th P.M., Fremont County, Iowa, except the North 261.00 feet thereof: Commencing at the East quarter corner of Section 24, thence North 0°0" West along the East line of Section 24, 835.1 feet; thence North 90°0" West, 88.6 feet to the point of beginning which is a point on the West right-of-way line of U.S. 59 Highway; thence North 0°24" West along the West right-of-way line of U.S. 59 Highway, 500.00 feet; thence North 90°0" West, 482.00 feet; thence South 0°0" West, 400.00 feet to the Northwest corner of Lot 2 as shown on page 318 of Irregular Survey Bk. 2 in the Fremont County Recorder's office; thence North 90°0" East, 165 feet to the Northeast corner of said Lot 2; thence South 0°0" West along the East line of said Lot 2, 100 feet; thence North 90°0" East, 320.8 feet to the point of beginning. Note: For purposes of the above description, the East line of Section 24 is assumed to bear due North and South;

subject, however, to the following:

1. Easements, restrictions, and covenants of record;
2. A perpetual easement over, above and across the West 250 feet of the North 20 feet of the above-described tract for any encroachment of the building or other improvements existing on the land lying adjacent to the tract to the North and, further, a perpetual easement reserved in favor of GRANTOR, its successors and assigns, over and across said West 250 feet of the North 20 feet for the purposes of servicing and repairing the building and improvements situated on the land lying adjacent to the subject tract to the North.
3. GRANTOR reserves unto itself, its successors and assigns, the continued use and enjoyment of all existing easements of record on the above-described tract;
4. GRANTOR reserves unto itself, its successors and assigns, a perpetual easement over and across a strip of land 10 feet in width having as its center line the existing water main providing service to the building constructed on the land lying adjacent to the above-described tract to the North. Such easement shall also include the right to enter upon the premises for the purpose of repairing and maintaining said water line; provided, however, that GRANTOR shall repair all damage to the surface which any repairs or maintenance shall have caused. GRANTEE, his successors or assigns, shall construct no buildings over or across said easement.
5. No buildings or other improvements, other than parking areas or driveways, shall be constructed on the East 242 feet of the North 100 feet of the above-described tract of land and all parking areas shall meet at equal grades and no barriers or other impediments to the free flow of traffic shall be erected between such parking areas on the above-described tract and adjoining lands; and

REAL ESTATE TRANSFER TAX PAID 9 STAMP #
 \$ 35.75
 Recorder Margaret Henkle
 DATE 06-14-91 COUNTY Fremont

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777

6. No buildings shall be constructed on the above-described tract in excess of two stories in height.

GRANTOR covenants with GRANTEE that GRANTOR:

- 1. Is lawfully seized of such real estate and that it is free from encumbrances subject to easements and restrictions of record or herein contained;
- 2. Has legal power and lawful authority to convey the same;
- 3. Warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: June 13, 1991.

PAMIDA, INC., formerly known as New Pamida, Inc., a Delaware corporation, GRANTOR

By: C. Clayton Burkstrand
 Title: Chairman, C.E.O.
 C. CLAYTON BURKSTRAND
 CHAIRMAN AND CEO

And: Robert A. Ellison
 Title: Vice President

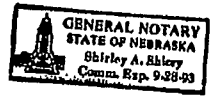
Robert A. Ellison
Vice President-Real Estate

STATE OF NEBRASKA }
 } SS.
COUNTY OF DOUGLAS }

The foregoing instrument was acknowledged before me on June 13, 1991, by C. Clayton Burkstrand and Robert A. Ellison, the Chairman & CEO and Vice President of Pamida, Inc., a Delaware corporation, on behalf of the corporation.

Shirley A. Shiley
Notary Public

My Commission Expires:
9-28-93



ENTERED FOR TAXATION ON THIS 14th
DAY OF June, A. D. 1991.
Mona Humphrey
AUDITOR
Betty Whiteland
DEPUTY