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Rev Transfer Tax \$325.60

PATRICK F GILL, AUDITOR AND RECORDER  
WOODBURY COUNTY IOWA



**WARRANTY DEED**  
(CORPORATE GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104  
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

Ⓔ Cody M. McCullough, 614 Pierce Street, Sioux City, IA, 51101, Phone: (712) 277-4561

**Taxpayer Information:** (name and complete address)

Telco Triad Community Credit Union  
1420 Tri View Avenue  
Sioux City, IA 51103

**Return Document To:** (name and complete address)

Cody M. McCullough  
614 Pierce Street  
Sioux City, IA 51101

**Grantor:**

I.L.L., Inc.

**Grantees:**

Telco Triad Community Credit Union

**Legal Description:** See Page 2

**WARRANTY DEED**  
**(CORPORATE GRANTOR)**

For the consideration of One Dollar (\$1.00) and other valuable consideration, *I.L.L., Inc.*, a corporation organized and existing under the laws of Iowa does hereby convey to *Telco Triad Community Credit Union* the following described real estate in Woodbury County, Iowa:

See real estate described on Exhibit "A" which is attached hereto and incorporated herein by this reference.

Subject to and together with covenants, conditions, restrictions and easements of record. Grantor reserves unto itself, and its successors and assigns, an easement over the above-described property for the sole purpose of allowing Grantor to access said property to carry out Grantor's obligation to comply with all governmental reporting requirements and other directives, standards and orders in connection with the prior contamination of said property as more particularly set forth in an Offer to Buy Real Estate and Acceptance dated April 17, 2007 and accepted April 24, 2007 between Grantor and Grantee.

The corporation 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 as may be above stated; and it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: May 22, 2007

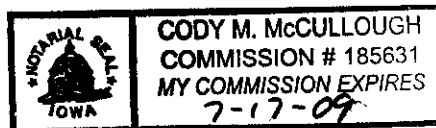
I.L.L., INC.

By: *Larry L. Book Pres.*  
Larry L. Book, President

STATE OF IOWA, WOODBURY COUNTY, ss:

This instrument was acknowledged before me on the 22<sup>nd</sup> day of May, 2007, by Larry L. Book as President of I.L.L., Inc.

*[Signature]*  
Notary Public – State of Iowa



## Exhibit "A"

A tract of land being part of the West One-Half of the Northeast One-Quarter of the Southeast One-Quarter, and part of Government Lot 8, all being located in Section 1, Township 88 North, Range 48 West of the Fifth Principal Meridian, Woodbury County, Iowa, and being more particularly described as follows:

Commencing at the Northeast corner of the West One-Half of the Northeast One-Quarter of the Southeast One-Quarter of Section 1, Township 88 North, Range 48 West; thence North  $89^{\circ}59'59''$  West (Assumed Bearing), along the South Right-of-Way Line of Glenn Avenue, a distance of 25.00 feet; thence South  $00^{\circ}41'52''$  West along a line parallel with and 25.00 feet West of the East line of the West One-Half of the Northeast One-Quarter of the Southeast One-Quarter of Section 1, being also the West Right-of-Way line of South Rustin Street, a distance of 888.10 feet; thence South  $89^{\circ}46'33''$  West a distance of 982.65 feet calculated (recorded distance is 978.30 feet) to a point on the Easterly Right-of-Way line of U.S. Highway Number 75; thence along said Easterly Right-of-Way line of U.S. Highway Number 75, North  $03^{\circ}22'26''$  East a distance of 224.59 feet to the POINT OF BEGINNING; thence continuing along aforesaid Easterly Right-of-Way line of U.S. Highway Number 75, North  $03^{\circ}22'26''$  East a distance of 277.81 feet to the point of beginning of a curve to the left; thence continuing along aforesaid Easterly Right-of-Way line of U.S. Highway Number 75 with said curve to the left, the initial tangent of which is North  $03^{\circ}22'26''$  East, and having a central angle of  $00^{\circ}23'15.2''$  and a radius of 5,814.58 feet, and whose long chord bearing and distance are North  $03^{\circ}10'49''$  East and 39.33 feet, an arc distance of 39.33 feet; thence South  $87^{\circ}40'14''$  East a distance of 160.16 feet; thence South  $03^{\circ}22'26''$  West a distance of 320.05 feet; thence North  $86^{\circ}37'34''$  West a distance of 160.00 feet to the Point of Beginning; and containing 1.1703 acres, more or less.