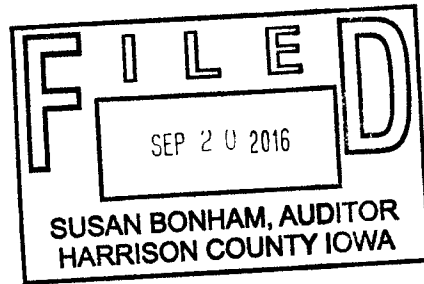




Book 2016 Page 2201

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LORIE A. THOMPSON, COUNTY RECORDER
HARRISON COUNTY IOWA

COURT OFFICER DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. P201
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

A. W. Tauke, 310 West Kanesville Blvd., 2nd Floor, Council Bluffs, IA 51503, Phone:
(712) 322-4033

Taxpayer Information: (name and complete address)

Russell K. Wiltse, 1215 Arapahoe, Apt. 316, Lincoln, NE 68502

Return Document To: (name and complete address)

A. W. Tauke, 310 West Kanesville Blvd., 2nd Floor, Council Bluffs, IA 51503, Phone:
(712) 322-4033

Grantors:

In the Matter of the Estate of
Gerald K. Wiltse, Deceased

Grantees:

Russell K. Wiltse
Linda M. Wiltse

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

A.W. Tauke

COURT OFFICER DEED

IN THE MATTER OF THE ESTATE OF
GERALD K. WILTSE, Deceased,

Probate No. ESPR014557

now pending in the Iowa District Court in and for Harrison County.

Pursuant to the authority and power vested in the undersigned, and pursuant to the terms of the Last Will and Testament of Gerald K. Wiltse entered into probate in the above captioned matter, the undersigned hereby Convey to Russell K. Wiltse and Linda M. Wiltse, as joint tenants with rights of survivorship and not as tenants in common, the following described real estate in Harrison County, Iowa:

Legal Description attached hereto marked exhibit A and made a part hereof by reference.

Exempt from Declaration of Value pursuant to Exemption No. 19.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: this 2nd day of ~~August~~ ^{September}, 2016.

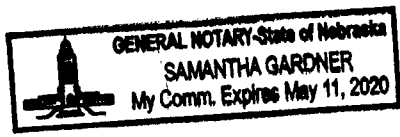
Russell K. Wiltse
Russell K. Wiltse, Co-Executor of the Gerald K. Wiltse Estate

Linda M. Wiltse
Linda M. Wiltse, Co-Executor of the Gerald K. Wiltse Estate

STATE OF NEBRASKA, COUNTY OF LANCASTER, ss:

This record was acknowledged before me this 2nd day of September 2016, by
Russell K. Wiltse, as Co-Executor of the Gerald K. Wiltse Estate.

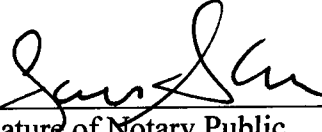
Samantha Gardner
Signature of Notary Public



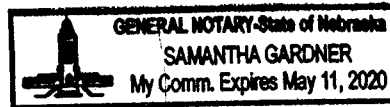
STATE OF NEBRASKA, COUNTY OF LANCASTER, ss:

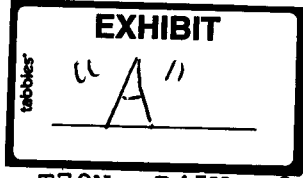
2nd day of September 2016

This record was acknowledged before me this day of ~~August~~, 2016 by Linda M. Wiltse, as Co-Executor of the Gerald K. Wiltse Estate.



Signature of Notary Public





LEGAL DESCRIPTION:

Parcel D - From the NW corner of Section 28, T79N, R45W of the 5th P.M., Harrison County, Iowa; thence on a true bearing of S0°04'30"W a distance of 2611.68 feet; thence S40°46'10"E a distance of 3997.25 feet to the East line of Section 33, T79N, R45W; thence S0°20'55"W along said Section line a distance of 1867.56 feet to the point of beginning; thence N84°10'55"E a distance of 283.18 feet to the westerly R.O.W. of the Soldier Valley Drainage District; thence S0°20'15"E along said R.O.W. a distance of 2050.76 feet; thence as follows: N89°34'28"W a distance of 1340.58 feet; S0°27'06"W, a distance of 1299.02 feet; S89°43'58"W a distance of 658.50 feet; thence N0°31'52"E a distance of 1306.38 feet; N89°47'02"W a distance of 561.77 feet; N0°20'55"E a distance of 1776.0 feet; thence N84°10'55"E a distance of 2266.0 feet to the Point of Beginning, lying in Sections 33 and 34, T79N, R45W of the 5th P.M. and Section 1, T78N, R46W of the 5th P.M., all in Harrison County, Iowa, and containing 131.51 acres, more or less.

Parcels "E", "F", "G", "H", and "J" lying in Sections Thirty-three (33) and Thirty-four (34), Township Seventy-nine (79) North, Range Forty-five (45) West of the 5th P.M., and in Section One (1), Township Seventy-eight (78) North, Range Forty-six (46) West of the 5th P.M., Harrison County, Iowa, according to the survey recorded in Plat Book 6A Page 517 recorded September 4, 1973.

Except property

Sold to Mildred I. Smith:

Tract 1: Parcels "F", "G", "H", and "J" lying in Section Thirty-three (33) and Thirty-four (34), Township Seventy-nine (79) North, Range Forty-five (45) West of the 5th P.M., and in Section One (1), Township Seventy-eight (78) North, Range Forty-six (46) West of the 5th P.M., Harrison County, Iowa, according to the survey recorded in Plat Book 6A Page 517 recorded September 4, 1973 EXCEPT Part of Parcel "E" and part of Parcel "F" in Section 1, Township 7 North, Range 46 West of the 5th P.M., as set out in the survey filed in Plat Cabinet 1 Slide 178E filed May 31, 1991 and EXCEPT for that part of Parcels "H" and "J" described as follows: Part of Parcel "H" and part of Parcel "J" lying in Section 1, Township 78 North, Range 46 West of the 5th P.M., Harrison County, Iowa, and more particularly described as follows: From the Southwest corner of Parcel "F" lying in said Section 1, T78N, R46W, and assuming the East line of said Parcel "F" and Parcel "E" in said Section to bear N00°54'E; thence S41°15'23"W along the East line of Parcel "G" in said Section and its Southerly projection a distance of 692.32 feet to a point on the Northerly projection of the East line of Parcel "H" in said section; thence S02°19'37"W along said East line and its northerly projection a distance of 1195.0 feet to the point of beginning; thence continuing S02°19'37"W along said east line a distance of 97.30 feet to the north line of a tract of land owned by the State of Iowa; thence along said North line as follows:

- N64°07'W A distance of 362.30 feet;
 - N55°06'W A distance of 435.03 feet;
 - N62°25'W A distance of 404.37 feet;
 - N65°50'W A distance of 620.23 feet;
 - S13°47'W A distance of 136.78 feet to the intersection of said North line with the left bank of designated channel of the Missouri River.
- Thence along said left bank as follows:

N45°55'W A distance of 181.52 feet;
N49°00'W A distance of 500.0 feet;
N54°20'W A distance of 500.0 feet;
N60°30'W A distance of 70.07 feet to the intersection of said left bank with the west line of Parcel "J" in said section; Thence N11°15'11"E along said West line a distance of 80.33 feet;
Thence S66°69'24"E A distance of 171.33 feet;
Thence S58°27'23"E A distance of 349.35 feet;
Thence S35°22'35"E A distance of 106.57 feet;
Thence S72°00'22"E A distance of 205.08 feet;
Thence S52°52'04"E A distance of 405.70 feet;
Thence S77°48'56"E A distance of 240.47 feet;
Thence S63°41'40"E A distance of 288.75 feet;
Thence S09°49'17"E A distance of 122.16 feet;
Thence S64°37'26"E A distance of 483.56 feet;
Thence S48°35'34"E A distance of 188.50 feet;
Thence S80°53'30"E A distance of 132.58 feet;
Thence S63°06'04"E A distance of 331.60 feet;
Thence S57°24'23"E A distance of 56.46 feet to the point of beginning, and containing 7.35 acres, more or less. (Filed in Plat Cabinet 2, Slide 1F).

Tract 2: Parcel "D" lying in Sections Thirty-three (33) and Thirty-four (34), Township Seventy-nine (79) North, Range Forty-five (45) and in Section One (1), Township Seventy-eight (78) North, Range Forty-six (46), West of the 5th P.M., Harrison County, Iowa, according to the survey recorded in Plat Book 6A Page 517 recorded September 4, 1973, EXCEPT Lot One (1) in the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) and Lot Three (3) in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) and in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$), all in Section Thirty-three (33), Township Seventy-nine (79) North, Range Forty-five (45) West of the 5th P.M., Harrison County, Iowa.
Except that part of Parcel "D" lying in Section Thirty-four (34), Township Seventy-nine (79), Range Forty-five (45), West of the 5th P.M., Harrison County, Iowa.

Tract 3: All my right, title and interest in and to the levee that lies between the two Parcels "J" and "H" and the two parcels "E" and "G" in Section 1, Township 78 North, Range 46W of the 5th P.M., Harrison County, Iowa.

(Parcel K) -

Part of the North One-Half (N $\frac{1}{2}$) of Section One (1), Township Seventy-eight (78) North, Range Forty-six (46) West of the 5th P.M., Harrison County, Iowa, also being a part of the accretion lands in Parcel "E" of a 1973 Survey by Stewart A. Smith, more particularly described as follows: Commencing at the North Quarter corner of Section 28, Township 79 North, Range 45 West of the 5th P.M., Harrison County, Iowa; thence S00°04'30"W for 2611.66 feet on a true bearing; thence S40°46'10"E for 3997.25 feet; thence S00°20'55"W for 1867.56 feet along the East line of Section 33, Township 79 North, Range 45 West; thence N84°10'55"E for 283.18 feet; thence S00°20'15"E for 2050.76 feet along the West line of the Soldier Valley Drainage District Right-of-Way and the East Line of Parcel "D" of said 1973 Survey; thence N89°34'28"W along the South line of said Parcel "D" a distance of 1340.58 feet; thence S00°27'06"W along the East line of said Parcel "D" a distance of 1299.02 feet to the Point of Beginning; thence S00°24'58"W for 527.36 feet; thence S89°43'58"W for 321.69 feet to the West line of said Parcel "E"; thence N00°24'58"E along said West line a distance of 527.36 feet to the North line of said Parcel "E"; thence N89°43'58"E along said North line a distance of 1321.69 feet to the Point of Beginning and containing 16.00 acres, more or less. Note: Bearing system is the same as said 1973 Survey by Stewart A. Smith.

**Except property
Sold to Larry Buss:**

(Lot 2 Wiltse Sub)

Parcel N: Part of the North One-Half (N $\frac{1}{2}$) of Section 1, Township 78 North, Range 46 West of the 5th P.M., Harrison County, Iowa, also being a part of the Accretion lands in Parcel "E" of a 1973 Survey by Stewart A. Smith, more particularly described according to the Survey recorded in Book 2003 Page 4654 filed October 9, 2003, containing 25.000 acres.

(Lot 1 Wiltse Sub)

Parcel "M", part of the North Half (N $\frac{1}{2}$) of Section One (1), Township Seventy-eight (78) North, Range Forty-six (46) West of the 5th P.M., Harrison County, Iowa, containing 15.000 acres, according to the Survey recorded in Book 2003 Page 4654 filed October 9, 2003.

Part of Parcel "E" and part of Parcel "F" in Section 1, Township 78 North, Range 46 West of the 5th P.M., as set out in the survey filed in Plat Cabinet 1 Slide 178E filed May 31, 1991, containing 171.15 acres, more or less, of which 165.75 acres, more or less.

Parcel "L": Part of Section One (1), Township Seventy-eight (78) North, Range Forty-six (46) West of the 5th P.M., Harrison County, Iowa, also being a part of the accretion lands in Parcels "E", "F", and "G" of the 1973 survey of Stewart A. Smith, containing 32.400 acres, according to the Survey recorded in Book 2002 Page 2107 filed May 31, 2002.

This Abstracter feels that the above described property could possibly be described as follows:

Lot One (1) in the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) and Lot Three (3) in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) and in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$), in Section Thirty-three (33), Township Seventy-nine (79) North, Range Forty-five (45) West of the 5th P.M., Harrison County, Iowa.

That part of Parcel "D" according to Survey recorded in according to Survey recorded in Book 6A Page 517, filed September 4, 1973, that lies in Section Thirty-four (34), Township Seventy-nine (79) North, Range Forty-five (45) West of the 5th P.M., Harrison County, Iowa.

Parcel "E" of Survey recorded in Book 6A Page 517, filed September 4, 1973,

EXCEPT Parcel "K" according to Survey recorded in Book 2002 Page 2108, filed May 31, 2002, containing 16.000 acres.

EXCEPT Parcel "L" according to Survey recorded in Book 2002 Page 2107A, filed May 31, 2002, containing 32.400 acres.

EXCEPT Parcel "M" according to a Survey recorded in Book 2003 Page 4654, filed October 9, 2003, containing 15.000 acres.

EXCEPT Parcel "N" according to a Survey recorded in Book 2003 Page 4654, filed October 9, 2003, containing 25.000 acres.

EXCEPT That part of Parcel E containing 171.15 acres according to Survey recorded in Plat Cabinet 1 Slide 178E, filed May 31, 1991.

Except property

Sold to Dustin Hansen and Kevin Russman

Legal Description: Parcel "A" Part of Parcel "D"

A parcel of land located in part of Parcel "D" in Section 34, Township 79 North, Range 45 West of the 5th Principal Meridian, Harrison County, Iowa, more fully described as follows: Commencing at the Northwest corner of Section 34; thence S00°00'25"E along part of the West line of said Section 34 a distance of 2708.01 feet to the point of beginning; thence S00°00'25" E along the West line of said Section 34 and the West line of parcel "D" a distance of 365.17 feet; thence S76°55'37"E a distance of 300.96 feet; thence N00°41'17"W along a portion of the East line of said Parcel "D" a distance of 457.03 feet; thence S85°16'49"W a distance of 288.70 feet to the point of beginning; said parcel contains 2.74 acres, more or less and is subject to all easements of record.

NOTE: the West line of Section 34 is assumed to bear S00°00'25"E for this description.

Legal Description: 30.0' Ingress-Egress Easement

A 30.0 foot ingress-egress easement located in part of Parcel "D" in Section 34, Township 79 North, Range 45 West of the 5th Principal Meridian, Harrison County, Iowa, more fully described as follows:

Commencing at the Northwest corner of Section 34; thence S00°00'25"E along part of the West line of said Section 34 a distance of 2206.69 feet; thence N84°20'10"E along the centerline of Britt Avenue a distance of 283.18 feet to the point of beginning; thence S00°41'17"E along the center of a 30.0 foot ingress-egress easement a distance of 498.05 feet to a point on the North line of Parcel "A" and the end of said Easement.

NOTE: the West line of Section 34 is assumed to bear S00°00'25" E for this description.