

Doc. No. **248**
WOODBURY COUNTY, IOWA
Filed for record, indexed and delivered
to County Auditor & Recorder on

ROLL **600** IMAGE **1608**

WOODBURY COUNTY, IOWA
Entered upon the transfer book and
for taxation on

JUL - 3 2003

Time 1:30 AM PM
Auditor's & Recorder's Fee \$ 21⁰⁰ Pd
By C. Murphy Auditor & Recorder
Designee

JUL 03 2003
Fee \$ 5.00 Pd.
PATRICK F. GILL, Auditor & Recorder
By E. Whitehouse Designee

Preparer Information Em Cody M. McCullough 614 Pierce Street Sioux City, IA 51101 712-277-4561
Individual's Name Street Address Box 27 City Phone

Crary, Huff, Inkster, Sheehan, Ringgenberg, Hartnett, Storm & Jensen, P.C. ISBA # 02554 **SPACE ABOVE THIS LINE FOR RECORDER**

Address Tax Statement Gordon Plaza, L.L.C.
Commerce Building
520 Nebraska Street, Suite 233
Sioux City, IA 51101

SPECIAL WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration **Fred Davenport, Jr.**, a single person, does hereby convey to **Gordon Plaza, L.L.C.**, an Iowa limited liability company, the following described real estate in Woodbury County, Iowa:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 13, 14, and that portion of Lot 15 lying West of the East line of Lot 8 extended to the Northeast, all in Gordon Plaza Addition, Woodbury County, Iowa.

Subject to and together with covenants, conditions, restrictions and easements of record, if any.

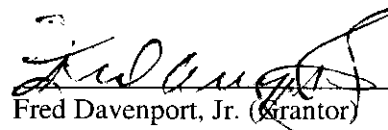
This deed is exempt from transfer tax pursuant to Iowa Code section 428A.2(21).

This deed is given subject to a Mortgage dated December 28, 2001 and recorded on December 28, 2001 in the Office of the Woodbury County Recorder/Auditor in Roll 521, Image 755 which was assigned to American Interstate Bank on December 28, 2001 and recorded December 28, 2001 in the Office of the Woodbury County Recorder/Auditor in Roll 521, Image 761 (hereinafter "Mortgage") and is not intended as a merger of said Mortgage and the above-described real estate and Grantee acknowledges that the American Interstate Bank, and its successors and assigns, shall have the right to enforce said Mortgage upon default.

Grantor does hereby covenant with Grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

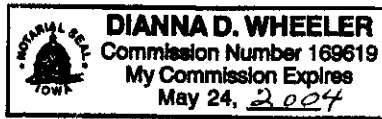
Dated: MAY 21 2003


Fred Davenport, Jr. (Grantor)

ROLL 600 IMAGE 1609

STATE OF IOWA, WOODBURY COUNTY, ss:

This instrument was acknowledged before me on the 21 day of May, 2003, by Fred Davenport, Jr., a single person.



Dianna D. Wheeler
Notary Public