

ROLL 636 IMAGE 355
18403

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

MAR 18 2004

Time 10:00 AM Recd 26 - Pd
Auditor's & Recorder's Fee \$ _____ Pd
By PATRICK F. GILL, Auditor & Recorder
By E. Huff Designee

REAL ESTATE TRANSFER
TAX PAID
\$ 746.40
PATRICK F. GILL
WOODBURY COUNTY AUDITOR & RECORDER
3/18/04 BY E.T.
Date

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

MAR 18 2004

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

Preparer Information _____
Cody M. McCullough P. O. Box 27 Sioux City, IA 51102 712-277-4561
Individual's Name Street Address City Phone

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

Address Tax Statement: Kenneth W. and Rose Mary Staab
3048 West Stolley Park Road
P. O. Box 1866
Grand Island, NE 68802-1866

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, *Gordon Plaza, L.L.C.*, an Iowa limited liability company, does hereby convey to *Kenneth W. Staab and Rose Mary Staab*, husband and wife, as Tenants in Common, the following described real estate in Woodbury County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Subject to and together with covenants, conditions, restrictions and easements of record, including the Easements with Covenants and Restrictions Affecting Land dated December 11, 1997 and filed for record on December 17, 1997 in Roll 389, Image 1192 in the office of the Woodbury County Recorder and the First Amendment to Easements with Covenants and Restrictions Affecting Land dated September 2, 2003 and filed for record on September 5, 2003 in Roll 612, Image 1343 in the office of the Woodbury County Recorder.

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors covenant to warrant and defend the real estate against the lawful claims of all persons 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: March 12 2004

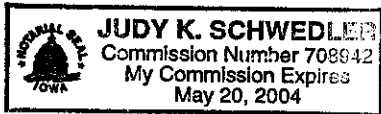
GORDON PLAZA, L.L.C.

By: [Signature]
James C. Johnson, Manager

By: [Signature]
Fred Davenport, Jr., Manager

STATE OF IOWA , WOODBURY COUNTY, ss:

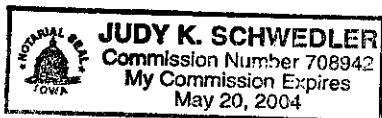
This instrument was acknowledged before me on the 12th day of March, 2004, by James C. Johnson as Manager of Gordon Plaza, L.L.C.



[Signature]
Notary Public

STATE OF IOWA , WOODBURY COUNTY, ss:

This instrument was acknowledged before me on the 12th day of March, 2004, by Fred Davenport, Jr. as Manager of Gordon Plaza, L.L.C.



[Signature]
Notary Public

EXHIBIT A

Part of Lot Two (2) and the northwesterly 48.38 feet of Lot Three (3), in GORDON PLAZA ADDITION to the City of Sioux City, Woodbury County, Iowa, being more particularly described as follows: Commencing at the north quarter of Section 35; thence Westerly along the north line of said section on an assumed bearing of North $89^{\circ}57'31''$ West (with all subsequent bearings referenced therefrom) for a distance of 1,717.37 feet; thence South $00^{\circ}02'29''$ East for a distance of 33.00 feet to a point on the south right-of-way line of Correctionville Road and the northwestern corner of said Lot 2 and Point of Beginning; thence South $89^{\circ}57'31''$ East along said right-of-way line for a distance of 340.40 feet to the northeast corner of the northwesterly 48.38 feet of Lot 3; thence South $17^{\circ}50'39''$ West along a line parallel with and 48.38 feet equal- distance to the northwesterly line of Lot 3 for a distance of 244.94 feet to a point on the top of the overflow channel of Bacon Creek; thence Northwesterly along a curve to the right, concave Northeasterly with a radius of 544.81 feet and a central angle of $20^{\circ}18'30''$ continuing along the top of said channel on a chord bearing of North $62^{\circ}00'06''$ West for a chord distance of 192.10 feet; thence North $51^{\circ}50'51''$ West along the top said channel for a distance of 120.48 feet to a point on the easterly right-of-way line of south Alice Street; thence North $00^{\circ}49'02''$ West along said right-of-way line for a distance of 68.80 feet to the Point of Beginning.