

Roll 700 Image 2439-2442
Document 4621 Type TRSWD Pages 4
Date 10/08/2008 Time 1:52 PM
Rec Amt \$22.00 Aud Amt \$5.00

PATRICK F GILL, AUDITOR AND RECORDER
WOODBURY COUNTY IOWA



TRUSTEE SPECIAL WARRANTY DEED
(Inter Vivos Trust)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 108
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)

Gordon Plaza, L.L.C.
520 Nebraska Street, Suite 233
Sioux City, IA 51101

Return Document To: (name and complete address)

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

Grantors:

Larry L. Book and James C. Johnson as Co-Trustees of the Fred and Martha Family Trust dated December 31, 1987

Grantee:

Gordon Plaza, L.L.C.

Legal Description: See Page 2

TRUSTEE SPECIAL WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar (\$1.00) and other valuable consideration, *Larry L. Book and James C. Johnson as Co-Trustees of the Fred and Martha Family Trust dated December 31, 1987* do hereby convey to *Gordon Plaza, L.L.C.*, an Iowa limited liability company 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.

Exempt from transfer tax pursuant to I.C.A. Section 428A.2(21).

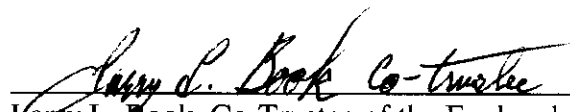
Subject to and together with covenants, conditions, restrictions and easements of record, if any.

The grantors do hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, except as may be above stated.

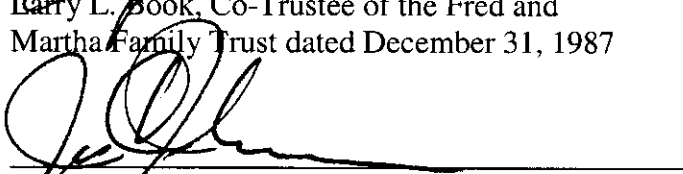
The grantors further warrant to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantors the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: October 7, 2008



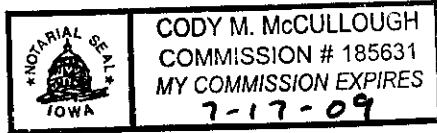
Larry L. Book, Co-Trustee of the Fred and
Martha Family Trust dated December 31, 1987



James C. Johnson, Co-Trustee of the Fred and
Martha Family Trust dated December 31, 1987

STATE OF IOWA, WOODBURY COUNTY, ss:

This instrument was acknowledged before me on the 6th day of October, 2008, by Larry L. Book, Co-Trustee of the Fred and Martha Family Trust dated December 31, 1987.





Notary Public - State of Iowa

STATE OF IOWA, WOODBURY COUNTY, ss:

This instrument was acknowledged before me on the 7th day of October, 2008, by James C. Johnson, Co-Trustee of the Fred and Martha Family Trust dated December 31, 1987.



Notary Public - State of Iowa

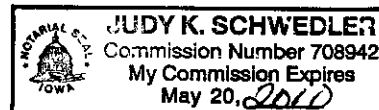


Exhibit "A"

A parcel of land lying north of the centerline of Iowa Highway #12 (formerly U.S. Highway 20) and located in Lots 4 and 5 of the Auditor's Subdivision of the N ½ NW ¼, and in Lots 8, 9, 10, 11 and the east-west alley of Block 1 of Keeling's Addition, all in the N ½ NW ¼ of Section 35, T89N, R47W of the 5th P.M., City of Sioux City, Woodbury County, Iowa. Said parcel being more particularly described as follows:

Commencing at the N ¼ Corner of said Section 35; thence Southerly along the East line of the N ½ NW ¼ on an assumed bearing of S00°54'48"E (with all subsequent bearings referenced therefrom) for a distance of 1235.53 feet to a point on the Northerly right-of-way line of Iowa Highway #12 (formerly U.S. Highway 20) extended through the intersection of South Martha Street; thence N56°24'30"W along said extended right-of-way line for a distance of 36.40 feet to a point on the Westerly right-of-way line of South Martha Street; thence continuing N56°24'30"W along the Northerly right-of-way line of Iowa Highway #12 (formerly U.S. Highway 20) for a distance of 1385.66 feet to I.D.O.T. Sta. 201+60, 90 feet left, and the Point of Beginning; thence N33°35'30"E along a line perpendicular to the centerline of Gordon Drive (formerly U.S. Highway 20) for a distance of 50.00 feet, said point being 140 feet Northeast of and perpendicular to said I.D.O.T. Sta. 201+60; thence N56°24'30"W for a distance of 135.20 feet to a point on the North line of Lot 4 of the Auditor's Subdivision of the N ½ NW ¼; thence N89°39'00"W along said North line for a distance of 0.60 feet to the NW corner of said Lot 4; thence S00°45'00"E along the West line of said Lot 4 for a distance of 17.33 feet to a point on the South line of Lot 2 of the Auditor's Subdivision of the N ½ of the NW ¼; thence N89°39'00"W along the South line of said Lot 2 for a distance of 184.48 feet, said point being 298.5 feet (recorded) east of the Southwest corner of Lot 2; thence S69°37'00"E for a distance of 287.83 feet to I.D.O.T. Sta. 201+60, 90 feet left, and the Point of Beginning.

Said described parcel of land contains 13,237 square feet.