

11111

Doc. No.
WOODBURY COUNTY, IOWA
Filed for record, indexed and delivered
to County Auditor & Recorder onWOODBURY COUNTY, IOWA
Entered upon the transfer book and
for taxation on

DEC 30 1999

DEC 30 1999

Time 3:00 AM PM
Auditor's & Recorder's Fee \$ 16.00 Pd
By PATRICK F. GILL, Auditor & Recorder
By E. Whitehouse, DesigneeFee \$ 5.00 Pd
PATRICK F. GILL, Auditor & Recorder
By E. Whitehouse, DesigneePreparer
Information Cody M. McCullough,
Individual's Name614 Pierce Street,
Street AddressSioux City, (712) 277-4561
City Phone

WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDERFor the consideration of One Dollar (\$1.00)
~~XXXXXX~~ and other valuable consideration,
Fred Davenport, Jr. and Martha Davenport, husband and wife,do hereby Convey to
James C. Johnson and Larry L. Book, Co-Trustees of the Fred and Martha Grandchild Trust Dated
December 30, 1992,the following described real estate in Woodbury County, Iowa:

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

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

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

Subject to the Mortgage and Security Agreement dated October 6, 1995, and filed for record on
October 6, 1995, in the office of the Recorder of Woodbury County, Iowa, in Roll 335, Image 1448.Subject to the Assignment of Leases and Rents dated October 6, 1995, and filed for record on
October 6, 1995, in the office of the Recorder of Woodbury County, Iowa, in Roll 335, Image 1477.

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.

STATE OF IOWAWOODBURY COUNTY.On this 30th day of December,
1999, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Fred Davenport, Jr. and Martha Davenportto me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.James C. Johnson
Notary Public

(This form of acknowledgment for individual grantor(s) only)

EXPIRES 12-18-01

Dated: 12-30-99

SS:

Fred Davenport, Jr. (Grantor)Martha Davenport (Grantor)

(Grantor)

(Grantor)

EXHIBIT "A"

A tract of land being part of the Southwest One-Quarter of the Southwest One-Quarter of Section 31, Township 89 North, Range 46 West of the 5th Principal Meridian, Woodbury County, Iowa, with said part being also part of Tax Lots 6, 7, 8 and 9, and being more particularly described as follows:

Commencing at the Southwest corner of the Southwest One-Quarter of the Southwest One-Quarter of Section 31; thence North $00^{\circ}14'30''$ West, along the West line of the Southwest One-Quarter of Section 31, a distance of 136.01 feet to a point on the Northerly Right-of-Way line of State Highway No. 12 (Gordon Drive); thence South $88^{\circ}41'58''$ East, along said Northerly Right-of-Way line of State Highway No. 12 (Gordon Drive), a distance of 363.03 feet; thence North $00^{\circ}04'08''$ West a distance of 259.01 feet to the Point of Beginning; thence North $00^{\circ}04'08''$ West a distance of 387.92 feet; thence South $89^{\circ}55'52''$ West a distance of 18.50 feet; thence North $00^{\circ}08'25''$ West a distance of 120.00 feet; thence North $89^{\circ}55'52''$ East a distance of 432.60 feet; thence South $00^{\circ}08'25''$ East a distance of 20.00 feet; thence South $16^{\circ}56'43''$ East a distance of 99.53 feet; thence South $00^{\circ}04'08''$ East a distance of 389.99 feet; thence South $89^{\circ}55'52''$ West a distance of 207.02 feet; thence South $00^{\circ}04'08''$ East a distance of 158.82 feet to a point on the Northerly Right-of-Way line of State Highway No. 12 (Gordon Drive); thence South $78^{\circ}46'00''$ West, along said Northerly Right-of-Way line of State Highway No. 12 (Gordon Drive), a distance of 66.26 feet; thence North $00^{\circ}04'08''$ West a distance of 168.97 feet; thence South $89^{\circ}55'52''$ West a distance of 170.85 feet to the Point of Beginning---