

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101Crary, Huff, Inkster, Sheehan, Ringgenberg, Hartnett, Storm &  
Jensen, P.C. ISBA # 02554FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYERDoc. No. **17070**WOODBURY COUNTY, IOWA  
Filed for record, indexed and delivered  
to County Auditor & Recorder onGrantee's Address:  
Fred Davenport, Jr.  
1104 Sixth Street  
Sioux City, IA 51101WOODBURY COUNTY, IOWA  
Entered upon the transfer book and  
for taxation on

APR 30 2001

APR 30 2001

Time 11:15 AM ~~PM~~  
Auditor's & Recorder's Fee \$ 21.00 Pd  
PATRICK F. GILL, Auditor & Recorder  
By C. Murphy 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,  
City(712) 277-4561  
Phone

## WARRANTY DEED

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

Attached hereto is Exhibit "A" and incorporated herein by this reference.

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

This deed is exempt from transfer tax pursuant to Iowa Code Section 428A.2(10).

This deed is intended to correct the legal description in the deed dated April 3, 2000, and filed for  
record on April 19, 2000, in the office of the Recorder of Woodbury County, Iowa, in Roll 457,  
Image 1738.

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 \_\_\_\_\_, ss:  
\_\_\_\_\_ COUNTY,Dated: 4 - 1 2001On this \_\_\_\_\_ day of \_\_\_\_\_,  
before me, the undersigned, a Notary  
Public in and for said State, personally appearedThe Fred and Martha Grandchild Trust  
dated December 30, 1992 (Grantor)By: [Signature]  
James C. Johnson (Grantor)to 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.By: [Signature]  
Larry L. Book (Grantor)

Notary Public

(Grantor)

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

STATE OF \_\_\_\_\_, COUNTY, ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared

\_\_\_\_\_ to 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.

\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_, COUNTY, ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared

\_\_\_\_\_ to 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.

\_\_\_\_\_  
Notary Public

STATE OF IOWA )  
 ) ss:  
COUNTY OF WOODBURY)

This instrument was acknowledged before me on the 4<sup>th</sup> day of April, 2001, by James C. Johnson as co-trustee of the Fred and Martha Grandchild Trust dated December 30, 1992.

Dianna D. Wheeler  
Notary Public

STATE OF IOWA )  
 ) ss:  
COUNTY OF WOODBURY)

This instrument was acknowledged before me on the 4<sup>th</sup> day of April, 2001, by Larry L. Book as co-trustee of the Fred and Martha Grandchild Trust dated December 30, 1992.

Dianna D. Wheeler  
Notary Public



## EXHIBIT A

## LEGAL DESCRIPTION OUTLOT 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 Principle Meridian to the City of Sioux City, Woodbury County, Iowa, with said part being also part of Tax Lots 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, Township 89 North, Range 46 West; thence North 00 degrees 14 minutes 30 seconds 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 Primary Highway IA, No. 12 (Gordon Drive); thence South 88 degrees 41 minutes 58 seconds East along said Northerly Right-of-Way line of Primary Highway IA, No. 12 (Gordon Drive) a distance of 898.95 feet to the POINT OF BEGINNING; thence South 88 degrees 14 minutes 02 seconds East along the Northerly Right-of-Way line of Primary Highway IA, No. 12 (Gordon Drive) a distance of 231.14 feet; thence North 00 degrees 04 minutes 08 seconds West a distance of 223.53 feet to the beginning of a Curve concaved to the Southwest having a Radius of 40.00 feet through a Central Angle of 90 degrees 00 minutes 00 seconds and a Chord of 86.57 feet bearing North 43 degrees 04 minutes 08 seconds West; thence South 89 degrees 55 minutes 52 seconds West a distance of 42.92 feet; thence South 87 degrees 00 minutes 08 seconds West a distance of 119.36 feet to the beginning of a Curve concaved to the Southeast having a Radius of 40.00 feet through a Central Angle of 47 degrees 52 minutes 32 seconds and a Chord of 82.48 bearing South 63 degrees 03 minutes 50 seconds West; thence South 00 degrees 04 minutes 08 seconds East a distance of 235.56 feet to the Point of Beginning; and containing 89,043 square feet or 1.355 acres, more or less.

89,043

1.355

223.53

42.92