

R FEE \$10<sup>00</sup> RMA \$<sup>00</sup>  
A FEE \$10<sup>00</sup> ECOM \$<sup>00</sup>  
T TAX \$7199.20



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Tx:4047691

**2015-04745**

**RECORDER MARK BRANDENBURG  
POTTAWATTAMIE COUNTY, IA  
FILE TIME: 04/24/2015 2:25:02 PM  
REC: 10.00AUD: 10.00T TAX: 7199.20  
RMA: 1.00ECM: 1.00**

Prepared by and Return to: Deborah L. Petersen, 215 S. Main Street, Suite 301, PO Box 893, Council Bluffs, IA  
51502-0893, Phone: (712) 328-8808  
Taxpayer Information: TS Development, LLC., 11205 S. 150th Street, #100, Omaha NE 68138

**TRUSTEE WARRANTY DEED**  
**(Inter Vivos Trust)**

For the consideration of One and no/100 (\$1.00) Dollar(s) and other valuable consideration, KATHERINE E. WILLIAMS, TRUSTEE OF THE LIVING TRUST AGREEMENT DATED NOVEMBER 19, 2013, does hereby convey to TS DEVELOPMENT, LLC, an Iowa limited liability company, the following described real estate in Pottawattamie County, Iowa:

An undivided 1/3 interest in and to the following described property:

Lot 3, Auditor's Subdivision of the SW1/4 SW1/4 of Section 33, Township 75 North, Range 43 West of the 5th P.M., and Lot 2, Auditor's Subdivision of the NW1/4 SW1/4 of Section 33, Township 75 North, Range 43 West of the 5th P.M., and the NE1/4 NE1/4 of Section 5, Township 74 North, Range 43 West of the 5th P.M., and the SE1/4 NE1/4 of Section 5, Township 74 North, Range 43 West of the 5th P.M., except the West 3 chains of the South 13.33 chains, the W1/2 NW1/4 of Section 4, Township 74 North, Range 43 West of the 5th P.M., lying West of the public road, Lot 1, Auditor's Subdivision of the SE1/4 SE1/4 of Section 32, Township 75 North, Range 43 West of the 5<sup>th</sup> P.M., all subject to the right of way of the public road and except a tract of land legally described as:

A part of the SW1/4 NW1/4 of Section 4, Township 74 North, Range 43 West of the 5th P.M., and part of the SE1/4 NE1/4 of Section 5, Township 74 North, Range 43 West of the 5th P.M., more particularly described as follows:

Commencing at the Southeast corner of the SW1/4 NW1/4 of said Section 4, that being the point of beginning; thence West along the South line of the SW1/4 NW1/4 of said Section 4 and the South line of the SE1/4 NE1/4 of said Section 5, a total distance of 1633.5 feet; thence North 00°01'30" West a distance of 800.00 feet; thence East and parallel to the South line of the SE1/4 NE1/4 of Section 5, and the South line of the SW1/4 NW1/4 of Section 4, a distance of 1633.5 feet to a point on the East line of the SW1/4 NW1/4 of said Section 4; thence South 00°01'30" East a distance of 800.00 feet to the point of beginning, all of said real estate in Pottawattamie County, Iowa.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants 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 grantor 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.

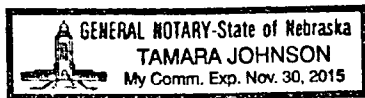
Dated: April 22, 2015

THE LIVING TRUST AGREEMENT  
DATED NOVEMBER 19, 2013

Katherine E. Williams  
KATHERINE E. WILLIAMS  
As Trustee of the above-entitled trust

NEBRASKA DOUGLAS  
STATE OF ~~IOWA~~, COUNTY OF ~~POTTAWATTAMIE~~

This record was acknowledged before me this 22 day of April, 2015, by KATHERINE E. WILLIAMS, TRUSTEE UNDER THE LIVING TRUST AGREEMENT DATED NOVEMBER 19, 2013.



Tamara Johnson  
Signature of Notary Public