

R FEE \$ 15.00 RMA \$ 1.00
A FEE \$ 10.00 ECOM \$ 1.00
T TAX \$ _____



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Tx: 4047691

2015-04747

RECORDER MARK BRANDENBURG
POTTAWATTAMIE COUNTY, IA
FILE TIME: 04/24/2015 2:25:04 PM
REC: 15.00AUD: 10.00T TAX:
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, SANDRA HAMILTON, TRUSTEE OF THE SANDRA HAMILTON REVOCABLE TRUST CREATED UNDER DECLARATION OF TRUST, dated NOVEMBER 1, 1988, AS AMENDED, 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 5th 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

FOR TRANSFER TAX, SEE
COMPANION DEED AT BOOK 2015, Page 04745.
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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 9, 2015

THE SANDRA HAMILTON REVOCABLE
TRUST CREATED UNDER
DECLARATION OF TRUST, dated
NOVEMBER 1, 1988, AS AMENDED



SANDRA HAMILTON

As Trustee of the above-entitled trust

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO

This record was acknowledged before me this 9 day of April, 2015, by SANDRA HAMILTON, TRUSTEE OF THE SANDRA HAMILTON REVOCABLE TRUST CREATED UNDER DECLARATION OF TRUST, dated NOVEMBER 1, 1988, AS AMENDED.



Signature of Notary Public

SEAL ATTACHED

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this Certificate verifies only the identity of the Individual who signed the document, to which this Certificate is attached, and not the truthfulness, Accuracy, or validity of that document.

State of California
County of San Diego

On APR. 9, 2015, before me, **KATHIE KAIWI** Notary Public, personally appeared

Sandra Smith Hamilton
SIGN

SANDRA SMITH HAMILTON
PRINT

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that **SHE** executed the same in **HER** authorized capacity, and that by **HER** signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BRIEF DESCRIPTION OF DOCUMENT:

TRUSTEE WARRANTY DEED
2 PG. DOCUMENT
SIGNATURE PG 2



Kathie Kaiwi

SIGNED: KATHIE KAIWI, NOTARY PUBLIC