

R FEE \$ 10⁰⁰ RMA \$ 1⁰⁰
A FEE \$ 10⁰⁰ ECOM \$ 1⁰⁰
T TAX \$ _____



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Tx: 4047691

2015-04748

RECORDER MARK BRANDENBURG
POTTAWATTAMIE COUNTY, IA
FILE TIME: 04/24/2015 2:25:05 PM
REC: 10.00AUD: 10.00T TAX:
RMA: 1.00ECM: 1.00

Return To and Prepared by: Deborah L. Petersen, 215 S. Main Street, Suite 301, PO Box 893, Council Bluffs, IA 51502-0893
Address Tax Statement: TS Development, LLC, 11205 S. 150th Street, #100, Omaha, NE 68138

WARRANTY DEED

For the consideration of One and no/100 (\$1.00) Dollar(s) and other valuable consideration, LINDA L. PETERS, a single person, 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 distance of 800.00 feet to the point of beginning, all of said real estate in Pottawattamie County, Iowa.

FOR TRANSFER TAX SEE, COMPANION DEED AT BOOK 2015, PAGE 04748

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.

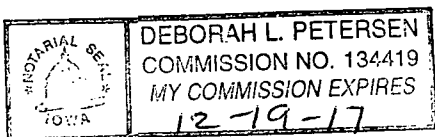
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

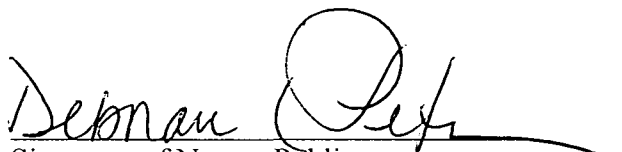
Dated: April 23, 2015


LINDA L. PETERS (Grantor)

STATE OF IOWA, COUNTY OF POTTAWATTAMIE

This record was acknowledged before me this 23 day of April, 2015, by LINDA L. PETERS, a single person.




Signature of Notary Public