

CONFIDENTIAL

INST # 1674
RECORDING FEE 10.00
AUDITOR FEE 5.00
RMA FEE 1.00

FILED FOR RECORD
POTTAWATTAMIE CO. IA.

98 JUL 24 AM 10:28

JOHN SCIORTINO
RECORDER

046

Return to:
Preparer
Information Maynard S. Telpner, 25 Main Place, Suite #200, Council Bluffs, IA 51503, (712) 325-9000
Individual's Name Street Address City Phone
Maynard S. Telpner ISBA # 05535
SPACE ABOVE THIS LINE FOR RECORDER

SPECIAL WARRANTY DEED

For the consideration of One and 00/100ths (\$1.00) Dollar(s) and other valuable consideration, Carol Peterson, a single person, does hereby Convey to James P. Ziolkowski and Carmen F. Ziolkowski, husband and wife, the following described real estate in Pottawattamie County, Iowa:

See legal description attached hereto labeled Exhibit "A" and by reference made a part hereof.

This deed given in performance of a Real Estate Contract dated August 5, 1983, recorded in Book 84 at Page 289 of the records in the office of the County Recorder, Pottawattamie County, Iowa.

Exemption No. 1. See companion deed fee # 1671.

Grantor does Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: July 1, 1998

Carol Peterson
Carol Peterson

STATE OF NEVADA, WASHOE COUNTY, ss:
On this 1st day of July, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Carol Peterson, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Patricia L. Curiel
Notary Public

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

Entered for Taxation JUN 24 1998
Marilyn Jo Drake COUNTY AUDITOR
39- 4539



EXHIBIT "A"

COMPASS

A part of Auditor's Subdivision Lots 7 and 8 SE $\frac{1}{4}$ NE $\frac{1}{4}$ and a part of Auditor's Subdivision Lot 3 NE $\frac{1}{4}$ SE $\frac{1}{4}$ in Section 6, Township 74, Range 43, Pettawatomis County, Iowa, in the City of Council Bluffs, which is more particularly described as follows:

Commencing at the East quarter corner of said Section 6 thence N 08° 17' 45" W, 6.67 feet to the Point of Beginning; thence S 41° 30' 25" W 286.69 feet; thence N 89° 47' 10" W, 235.49 feet to a point at which tangent to a curve bears N 23° 10' 00" W, thence Northwesterly 147.97 feet on a 318.13 foot radius curve to the right; thence N 49° 49' 00" E, 322.52 feet; thence S 39° 19' 15" E, 145.00 feet to the Point of Beginning. NOTE: The East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 6 is assumed to bear due North and South.

7-10-1914

99-4540