

1677 ✓
 INST # _____
 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

46
 Ref: _____

Preparer
 Information Maynard S. Tolpner, 25 Main Place, Suite #200, Council Bluffs, IA 51503, (712) 325-9000
 Individual's Name Street Address City Phone
 Maynard S. Tolpner / SBA # 06535

SPACE ABOVE THIS LINE
 FOR RECORDER

SPECIAL WARRANTY DEED

For the consideration of One and 00/100ths (\$1.00) Dollars and other valuable consideration, Richard Bowden and Karen Bowden, husband and wife, do 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 284 of the records in the office of the County Recorder, Pottawattamie County, Iowa.

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

Grantors do 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: 7-14-98

Richard Bowden
 Richard Bowden
Karen Bowden
 Karen Bowden

STATE OF NEVADA, CARSON CITY COUNTY, ss:

On this 14th day of JULY, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Bowden and Karen Bowden, husband and wife, 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.

LYNDA J. EMMONS
 NOTARY PUBLIC - NEVADA
 App: Recd. in CARSON CITY
 No 02-00133 My Appt. Exp. Dec. 7, 1999

Lynda J. Emmons
 Notary Public

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

Entered for Taxation 7/14/98

Marilyn Jo Duke

COUNTY AUDITOR

99- 4545

EXHIBIT "A"

COMPARED

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, Pottawattamie 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.

99- 4546