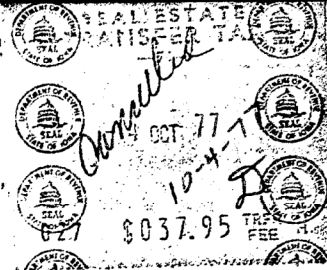


COMPARED

10-77 3:55 P.M. FOR 1 OF THE



COURT OFFICER DEED

4165

IN THE MATTER OF THE ESTATE OF CHARLES H. COOPER, Deceased, now pending in the District Court of the State of Iowa in and for Pottawattamie County.

PROBATE No. 23240

Know All Men by These Presents:

That pursuant to the authority and power vested in the undersigned, and

In consideration of the sum of Thirty-five Thousand Dollars (\$35,000.00)

in hand paid, the undersigned, in the representative capacity designated below, hereby conveys unto OLIVER O. OVER, JR.

the following described real estate situated in Pottawattamie County, State of Iowa, to-wit: That part of Lot 3, Auditor's Subdivision of NE 1/4 SE 1/4 of Section 6; and that part of Lot 2, Auditor's Subdivision of NW 1/4 SW 1/4 of Section 5, Township 74, Range 43; described as follows: Commencing at a point on easterly line of Madison Avenue at a point 12.37 chains, East and South 11°42' East 209.5 feet, from NW corner of said NE 1/4 SE 1/4 of Section 6, and from said commencement point running along the East line of Madison Avenue, South 11°42' East 594.4 feet or to the right of way of Chicago Great Western Railroad Company, thence northeasterly along the northwesterly line of said right of way 493.7 feet to westerly line of right of way of Chicago Rock Island & Pacific Railroad Company, thence northeasterly along said right of way 313.5 feet, thence West in a direct line 598.3 feet to place of beginning, excepting therefrom the following described tract of land; -Commencing at a point on easterly line of Madison Avenue at a point which is 256 feet northerly from the northerly line of the right of way of Chicago Great Western Railroad Company and running thence southerly to northerly line of said Railroad right of way, thence northeasterly along said right of way to its intersection with the West line of right of way of Chicago Rock Island and Pacific Railroad Company, thence westerly in a direct line 432 feet, more or less, to place of beginning, all in Pottawattamie County, Iowa, and further excepting that portion deeded to the State of Iowa on January 31, 1967, by Warranty Deed filed on February 2, 1967, in the Office of the Pottawattamie County Recorder, Book 1432, Page 209, and more fully described as follows, to-wit:

A parcel of land located in Lot 3, Auditor's Subdivision of the NE 1/4 SE 1/4 of Section 6, T74N, R43W of the 5th P.M., Pottawattamie County, Iowa, lying on both sides of part of the following described centerline of the Relocated County Road, as shown on Official plans for Project I-IG-80(3)0--04-78.

The centerline, designated by station points 100 feet apart, numbered consecutively from Southerly to Northeasterly, is described as follows: Commencing at the E 1/4 Corner of said Section 6, thence North 584.44 ft. along the East line of said Section 6, thence N 85°43 1/2' E 293.33 ft. to Station 3057+74.24, the Point of Beginning, thence S30°43 1/2' W 147.56 ft. to Station 3056+26.58, thence Southwesterly 252.54 ft. along a 764 ft. radius curve, concave Northwesterly and tangent to the preceding and following courses, to Station 3053+74.14, thence S49°40' W 534.53 ft. to Station 3048+39.61, thence Southerly 364.31 ft. along a 358.13 ft. radius curve, concave Easterly and tangent to the preceding course, to Station 3044+75.30.

Said parcel is described as follows: All that part of Lot 3, that lies westerly of a line beginning at a point 33 ft. normally distant easterly from Sta. 3044+75.3, a point on the easterly line of Madison Avenue, thence to a point 33 ft. radially distant easterly from centerline, on the south line of the north 209.5 ft. (measured along the east line of Madison Avenue) of said Lot 3, thence along said south line of the north 209.5 ft. of Lot 3, to the easterly line of Madison Avenue.

Note: The East line of the NE 1/4 of Said Section 6 is assumed to bear due North and South.

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COMPARED

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

Signed this 4 day of October, 1977.

Oscar O. Over

Oscar O. Over

As _____ * in the above entitled estate or cause.

By _____ (Title)

By _____ (Title)

As Executor * in the above entitled estate ~~XXXXXX~~

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

STATE OF IOWA, County of Pottawattamie, ss.

On this 4 day of October, 1977, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Oscar O. Over, Executor of the Estate of Charles H. Cooper,

to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he, as such fiduciary, executed the same as the voluntary act and deed of himself and of such fiduciary.

Lynda W. Smith Notary Public in and for the State of Iowa

Use space for corporate fiduciary. Insert official titles with names.

Iowa Code Sections 633.4, 633.29, 633.96, 633.98, 633.383 to 633.400, 633.652 and 633.699(2).

If this is a Referee's, Commissioner's or Receiver's Deed, determine for yourself whether endorsement or confirmation by Clerk's Certificate is required.

COURT OFFICER DEED



78 7222

IOWA STATE BAR ASSOCIATION
Official Form No. P-101
(Trade-Mark Registered, State of Iowa, 1967)

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