

COMPARED

R Fee 10⁰⁰ ✓

A Fee 5⁰⁰

T Tax 479.20

Pottawattamie County, IA 2008-017272
Recorder John Sciortino
Book-Page: 2008-017272
File Time: 12/18/2008 @ 08:45:00 AM
Rec-\$10.00 Aud-\$5.00 RMA-\$1.00 ECM-\$1.00
Current Transfer Tax Paid: \$479.20



WARRANTY DEED

(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Steven H. Krohn, P.O. Box 249, Council Bluffs, IA 51502-0249, Phone: (712)
328-1833

Taxpayer Information: (Name and complete address)

Lakeside Auto Recyclers Inc., 2813 North 9th Street, Carter Lake, IA 51510

Return Document To: (Name and complete address)

Steven H. Krohn, P.O. Box 249, Council Bluffs, IA 51502-0249, Phone: (712)
328-1833

Grantors:

M & F Real Estate, Inc.

Grantees:

Lakeside Auto Recyclers Inc.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



COMPARED

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One and no/100

Dollar(s) and other valuable consideration,
M & F Real Estate, Inc.

a corporation organized and existing under the laws of
the State of Iowa

does hereby Convey to

Lakeside Auto Recyclers Inc., an Iowa corporation

the following described real estate in Pottawattamie County, Iowa:

The East 246.0 feet of Lot "A", and the North 45.0 Feet of the East 246.0 feet of Lot "B" of Auditors Subdivision, Lot 12 of Auditors Subdivision SW1/4 NW1/4, Section 21, Township 75 North, Range 44 West of the 5th P.M., Town (now City) of Carter Lake, Pottawattamie County, Iowa subject to easement right of access to Pottawattamie County, Iowa and their assigns in Quit Claim Deed recorded in Book 94, Page 29418 which right of access is described as follows: the right of access between the South 175.0 feet of the East 246.0 feet of Lot "B" Auditors Subdivision, Lot 12 of Auditors Subdivision SW1/4 NW1/4, Section 21, Township 75 North, Range 44 West of the 5th P.M., Town (now City) of Carter Lake, Pottawattamie County, Iowa and Locust Street said access to be 15 feet wide across the property described as the East 15 feet of the East 246.0 feet of Lot "A", and the East 15 feet of the North 45.0 Feet of the East 246.0 feet of Lot "B" of Auditors Subdivision, Lot 12 of Auditors Subdivision SW1/4 NW1/4, Section 21, Township 75 North, Range 44 West of the 5th P.M., Town (now City) of Carter Lake, Pottawattamie County, Iowa.

Revenue Stamps - \$479.20.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

M & F Real Estate, Inc.

a(n) Iowa corporation

Dated: December, 2008

By

Fred H. Levell, Jr., President

Title

By

Title

STATE OF IOWA, COUNTY OF POTTAWATTAMIE

This instrument was acknowledged before me on December 11, 2008
by Fred H. Levell, Jr.
as President
of M & F Real Estate, Inc.

JESSICA KANNEDY
Notarial Seal
IOWA
Commission No. 743523
Expires October 20, 2009

Jessica Kannedy, Notary Public