



WARRANTY DEED (CORPORATE)

Know All Men by These Presents:

That Indian Hills Development Company
having its principal place of business at Sioux City in Woodbury
County and State of Iowa, a corporation organized and existing under the
laws of Iowa, in consideration of the sum of one dollar and other
valuable consideration

in hand paid does hereby CONVEY unto Sioux City Apartments, Ltd., a Nebraska
limited partnership

Grantees' Address: _____
the following described real estate situated in Woodbury County, Iowa, to-wit:

See attached Exhibit "A"

REAL ESTATE TRANSFER
TAX PAID
\$ 81.95
MOSE YANNEY
WOODBURY COUNTY RECORDER
11-2-84 By NH
DATE

And said Corporation hereby covenants with said grantees, and successors in interest, that it holds said real estate by title in fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be above stated; and it covenants to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

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

IN WITNESS WHEREOF said corporation has caused this instrument to be duly executed this 31
day of Oct 1984

INDIAN HILLS DEVELOPMENT COMPANY

By James C. Johnson
James C. Johnson, Pres. Title
By L. J. Brennan
L. J. Brennan, Secretary Title

(Grantees' Address)

STATE OF IOWA WOODBURY COUNTY, ss.

On this 31st day of OCTOBER A.D. 1984 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared James C. Johnson and L. J. Brennan to me personally known, who, being by me duly sworn, did say that they are the President and Secretary respectively, of said corporation; that [no seal has been procured by the said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said James C. Johnson and L. J. Brennan as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

SHELLY R. THOMPSON
MY COMMISSION EXPIRES
9-7-86

Shelly R. Thompson
Notary Public in and for said County and said State.

Please type or print names under signatures as per Sec. 235.2 Code of Iowa as amended

Warranty Deed
(CORPORATE)

Rec. fee \$	15.25
Aud. fee \$	10.00
Total \$	25.25

5079

My fee paid by recorder: 10.00

Entered upon transfer books and for taxation

this 2 day of November, 19 84

Thomas E. Standaert Auditor
By *Robert M. Moughton* Clerk
STATE OF IOWA
WOODBURY COUNTY, IOWA

Filed for record, indexed and delivered to

County Auditor this 2 day
of November, 19 84

at 11:00 o'clock A.M., and recorded in

Book 159 of Records on page 7013

of Woodbury County Records.

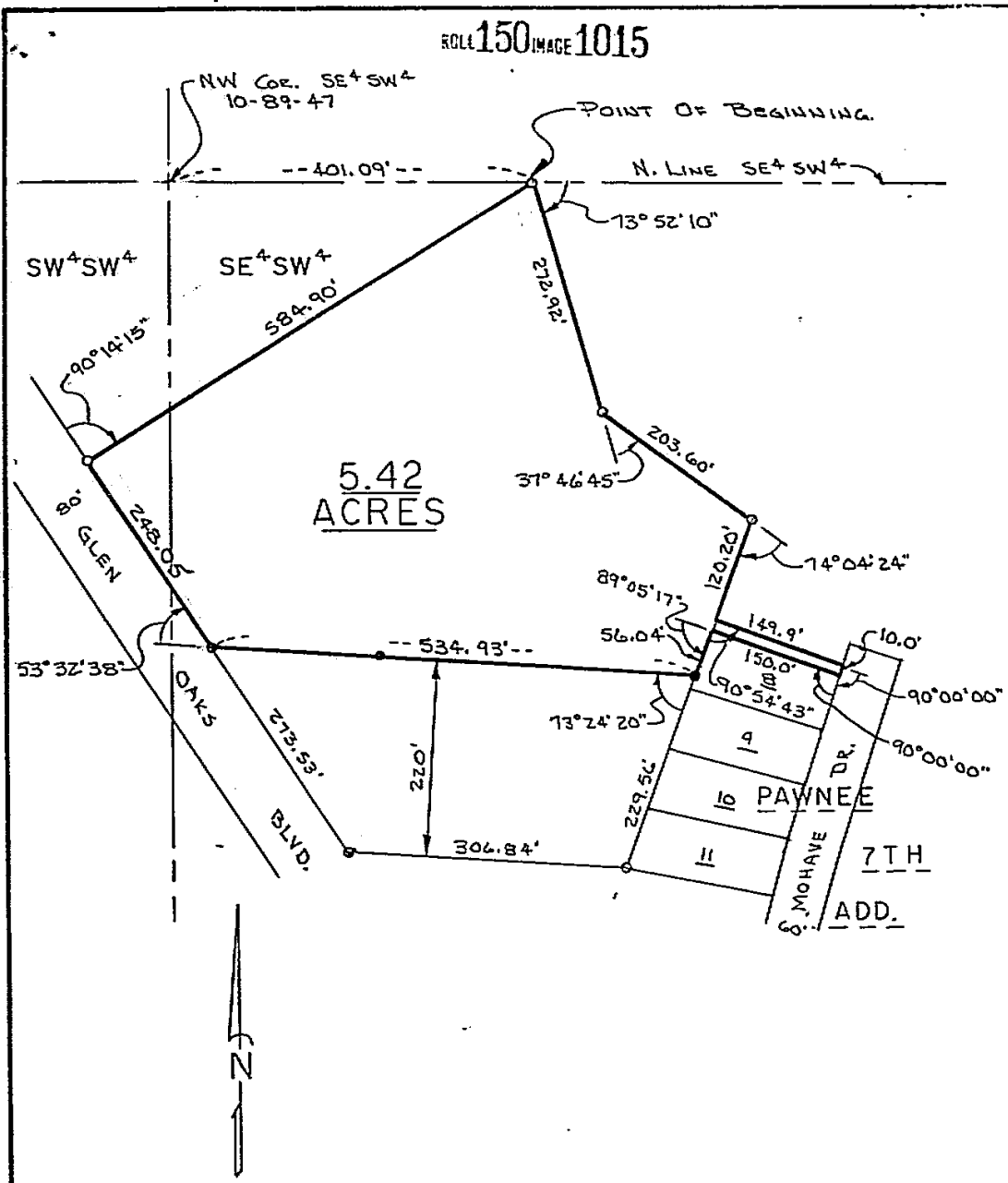
Recorder's and Auditor's fee \$ 25.25 PAID

Robert M. Moughton Recorder

By *Ed Junch* Deputy

WHEN RECORDED RETURN TO

Sherrinsky Law Firm
224 Grand Ave. S.W.



LEGEND:

- IRON PIN FOUND
- 1/2" RE-BAR SET

FOR: TOM FELLMAN Co.

SHEET 1 OF 2

M E C MUNICIPAL
ENGINEERING
CONSULTANTS, P.C.

SURVEY PLAT

Drawn by: <i>L.S.</i>	Date: 10-29-84	Job no.: 15460
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LEGAL DESCRIPTION

ROLL 150 IMAGE 1016

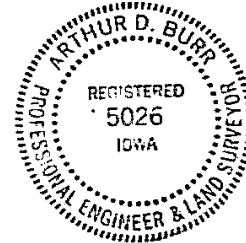
All that part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) and of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Ten (10), Township Eighty-nine (89), North, Range Forty-seven (47) West of the 5th P.M., Sioux City, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of the said SE 1/4 of the SW 1/4; thence East along the North line thereof for 401.09 feet to the Point of Beginning, thence with an angle to the right of 73° 52' 10" for 272.92 feet; thence with an angle to the left of 37° 46' 45" for 203.60 feet; thence with an angle to the right of 74° 04' 24" for 120.20 feet to a point 10 feet Northerly of the Northwest corner of Lot 8, Pawnee 7th Filing, an Addition to Sioux City, Iowa; thence with an angle to the left of 90° 54' 43" for 149.9 feet, parallel to the North line of said Lot 8, to the Westerly line of Mohave Drive of said Addition; thence with an angle to the right of 90° 00' for 10 feet along said Drive to the Northeast corner of said Lot 8; thence with an angle to the right of 90° 00' for 150 feet along the North line of said lot; thence with an angle to the left of 89° 05' 17" for 56.04 feet along the Westerly line of Lot 8; thence with an angle to the right of 73° 24' 20" for 534.93 feet to the Easterly line of Glen Oaks Boulevard; thence with an angle to the right of 53° 32' 38" for 248.05 feet along said Boulevard; thence with an angle to the right of 90° 14' 15" for 584.90 feet to the Point of Beginning.

Said described parcel of land contains 5.42 acres.

I hereby certify that this plat, map, or survey was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.



 Arthur D. Burr, PE & LS Date
 Registration No. 5026 10/29/84



FOR: TOM FELLMAN CO.

SHEET 2 OF 2

M
E
C MUNICIPAL
ENGINEERING
CONSULTANTS, P.C.

SURVEY PLAT

Drawn by: <i>L.C.</i>	Date: 10-29-84	Job no.: 15460
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