

Entered upon the list of books and

for taxation the 3 day of

November 1995

for tax amount \$500

DCM

Donald McNaughton, Clerk

DOC. NO. STATE OF IOWA V. City of Woodbury First prepared, indexed and delivered to County Auditor's Recorder this 3 day of Nov. 1995 at 8:50 o'clock A.M. and recorded on Roll 337 image 667 Auditors & Recorders fee \$20.00 pd. DONALD E. LINDUSKI By C. Murgaly Deputy

Please return to:

JANICE M. WOOLLEY POLACK, WOOLLEY & FORREST, P.C. 420 First National Plaza 11404 West Dodge Road Omaha, NE 68154

WARRANTY DEED

FOR THE CONSIDERATION of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, Sioux City Apartments, Ltd., a Nebraska limited partnership (Grantor) does hereby convey to Sioux City Apartments II, Ltd., a Nebraska limited partnership (Grantee), the following described real estate in Woodbury County, Iowa:

All that part of the Northeast 1/4 of the Southwest 1/4, part of the Northwest 1/4 of the Southwest 1/4, part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southwest 1/4 of Section 10, Township 89 North, Range 47 West of the 5th Principal Meridian in Sioux City, Woodbury County, Iowa, described as follows:

Commencing at the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 10; thence North 90°00'00" East on the South line of said Northeast 1/4 of the Southwest 1/4 for 401.09 feet to the point of beginning; thence South 57°23'20" West for 584.90 feet to the Easterly line of Glen Oaks Boulevard; thence North 32°53'32" West on said Easterly line for 116.20 feet; thence Northwesterly 235.26 feet on a curve concave Westerly, having a radius of 1313.24 feet and a chord of 234.95 feet bearing North 38°01'28" West; thence North 57°23'20" East for 207.75 feet; thence North 32°36'40" West for 75.00 feet; thence North 57°23'20" East for 400.00 feet; thence South 32°36'40" East for 425.00 feet to the point of beginning

Said described parcel contains 5.433 acres more or less.

exempt per §428A.2(15) of the Code of Iowa

Subject, however, to a Mortgage in favor of Far West Savings & Loan Association which is recorded at Roll 184, Image 425 of the real estate records of Woodbury County, Iowa, and subject to easements and restrictions of record.

Consideration less than \$500.

Grantor does hereby covenant with Grantee, its successors in interest, that Grantor hold 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons 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.

DATED: October 19, 1995

SIoux CITY APARTMENTS, LTD., a Nebraska limited partnership, Grantor

By: Howard M. Kooper, General Partner

Thomas H. Fellman, General Partner

