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Tx:4006220

2012-12298

RECORDER JOHN SCIORTINO  
POTTAWATTAMIE COUNTY, IA

FILE TIME: 08/21/2012 11:49:30 AM  
REC: 10.00AUD: 5.00T TAX: 1759.20  
RMA: 1.00ECM: 1.00

R Fee 10.00  
A Fee 5.00  
T Tax 1759.20

Return to AMERICAN LAND TITLE 11317 DAVENPORT ST OMAHA, NE 68154

This instrument prepared by: Missouri River Title, 11317 Davenport Street, Omaha, NE 68154  
SPACE ABOVE THIS LINE FOR RECORDER

Tax Statement Address: CBSTORAGE20, LLC, 1101 S 20<sup>th</sup> St., Council Bluffs, Iowa 51501

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT AJL Investments, L.L.C., a Nebraska Limited Liability Company, herein called the Grantor, whether one or more, in consideration of One Dollar and other valuable consideration received from Grantee(s), does hereby grant, bargain, sell, convey, and confirm unto CBSTORAGE20, LLC, a Colorado Limited Liability Company, herein called the Grantee, whether one or more, the following described real estate in Pottawattamie County, Iowa:

### Parcel One:

A tract of land situated in the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 35, Township 75 North, Range 44 West, of the 5<sup>th</sup> P.M., in the City of Council Bluffs, in Pottawattamie County, Iowa, bounded and described as follows: Beginning at the Northwest corner of Block 13, of the Fleming and Davis Addition to the City of Council Bluffs, Iowa, which is a point on the North and South center line of said Section 35 that is 875.60 feet distant Southerly from the center of said Section; along a straight line that forms an angle of 89°59'22" from North to West with said North and South center line of Section 35, a distance of 985.86 feet; thence Northerly, at right angles, a distance of 96.21 feet; thence Northeasterly, along a straight line that forms an angle of 83°01'48" from North to East with the extension of the last described line, a distance of 45.05 feet; thence Easterly, along a line curving to the right, having a radius of 1,624.62 feet and which is tangent at its point of beginning to the last described straight line, a distance of 202.87 feet; thence Easterly, along a straight line tangent to the end of the last described curve, a distance of 451.79 feet; thence Southeasterly, along a line curving to the right, having a radius of 1,025.26 feet and which is tangent at its point of beginning to the last described straight line, a distance of 290.57 feet, more or less, to a point on the North and South center line of said Section 35; thence South, along said North and South center line of said Section 35, a distance of 70.26 feet, to the Point of Beginning.

AND

A tract of land situated in the NE¼ of the SW¼ of Section 35, Township 75 North, Range 44 West of the 5<sup>th</sup> P.M., in the City of Council Bluffs, in Pottawattamie County, Iowa, bounded and described as follows: Beginning at the Northwest corner of Block 13, of the Fleming and Davis Addition to the City of Council Bluffs, Iowa, which is a point on the North and South center line of said Section 35 that is 875.60 feet distance Southerly from the center of said Section; thence Westerly, along a straight line that forms an angle of 89°59'22" from North to West with said North and South center line of said Section 35, a distance of 985.86 feet; thence Southerly, at right angles, a distance of 191.67 feet; thence Easterly, at right angles, a distance of 985.90 feet, more or less, to a point in the North and South center line of said Section 35; thence Northerly, along said North and South center line, a distance of 191.67 feet, more or less, to the Point of Beginning.

Subject to the easements, restrictions, reservations, rights-of-way, and disclosures of record, including, but not limited to, the reservations and restrictions contained in the Deed from the Burlington Northern Railroad Company to Grantor herein.

This deed subject to easements, restrictions and covenants of record; and subsequent special assessments, if any.

Grantors do Hereby Covenant with the Grantees, and Grantee's successors in interest, that Grantors hold the real estate by title in fee simple; that Grantee(s) have 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 Grantors Covenant 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.

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

Dated this 16 day of August, 2012.

AJL Investments, L.L.C., a Nebraska Limited Liability Company

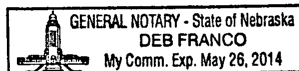
By: Dwight J. Moore, Co-Manager

By: D. Alex McPherson  
and, Co-Manager

STATE OF NEBRASKA

COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 16<sup>th</sup> day of August, 2012, by Dwight J. Moore, Co-Manager and D. Alex McPherson, Co-Managers of AJL Investments, L.L.C., a Nebraska Limited Liability Company, on behalf of said business entity as his/her/their free and voluntary act and deed.



Deb Franco  
Notary Public