

2013-09608

**RECORDER JOHN SCIORTINO
POTTAWATTAMIE COUNTY, IA
FILE TIME: 06/24/2013 10:43:08 AM
REC: 20.00AUD: 5.00T TAX:
RMA: 1.00ECM: 1.00**

**WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

Michael L. Lazer, 8712 W Dodge Road, Suite 400, Omaha, NE 68114, Phone: (402) 392-0101

Taxpayer Information: (name and complete address)

Frances M. Morris, Trustee of the Frances M. Morris Revocable Trust created by Revocable Trust Agreement dtd 8/24/1993, as amended
c/o Edward L. Morris
12582 Deerfield Court
Council Bluffs IA 51503

Return Document To: (name and complete address)

Michael L. Lazer
8712 West Dodge Road, #400
Omaha NE 68114

Grantors: ECM Inc.

Grantees: Frances M. Morris, Trustee of the Frances M. Morris Revocable Trust created by Revocable Trust Agreement dtd 8/24/1993, as amended

Legal Description: See Exhibit "A" attached hereto.

Document or instrument number of previously recorded documents: N/A

Exemption: 21

Warranty Deed

For the consideration of \$1.00 Dollar(s) and other valuable consideration Grantor, ECM Inc., an Iowa corporation, does hereby convey to Grantee, Frances M. Morris, Trustee of the Frances M. Morris Revocable Trust created by Revocable Trust Agreement dtd 8/24/1993, as amended, the following described real estate in Pottawattamie County, Iowa:

See Exhibit "A" attached hereto.

The grantor 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.

Dated: June 11, 2013.

ECM Inc., an Iowa Corporation,

By: Edward L. Morris
Edward Morris, President

STATE OF Nebraska)
) ss:
COUNTY OF Douglas)

This instrument was acknowledged before me on June 11, 2013, by Edward L. Morris, President of ECM Inc., an Iowa corporation, on behalf of said corporation.

Michael L. Lazer
Notary Public

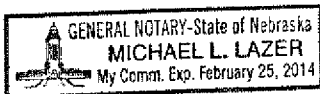


EXHIBIT "A"

Address: 19257, 19267, 19277, 19278 suites A&B and 19287 Conifer Lane, Council Bluffs,
Pottawattamie County, Iowa:

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA, AND IN PART OF PARCEL "B" AS SHOWN ON A PLAT OF SURVEY AS RECORDED IN BOOK 103, PAGE 41306 IN THE OFFICE OF THE POTTAWATTAMIE COUNTY RECORDER AND LOCATED IN PART OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 0°11'35" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°11'35" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 583.92 FEET; THENCE NORTH 89°48'25" EAST A DISTANCE OF 53.00 FEET; THENCE SOUTH 33°52'03" EAST A DISTANCE OF 46.81 FEET; THENCE NORTH 79°55'52" EAST A DISTANCE OF 110.96 FEET; THENCE NORTH 61°13'49" EAST A DISTANCE OF 51.04 FEET; THENCE NORTH 36°28'33" EAST A DISTANCE OF 29.57 FEET; THENCE NORTH 17°38'56" EAST A DISTANCE OF 44.88 FEET; THENCE NORTH 53°56'20" EAST A DISTANCE OF 32.30 FEET THENCE NORTH 42°28'33" EAST A DISTANCE OF 105.42 FEET; THENCE NORTH 27°08'24" WEST A DISTANCE OF 468.10 FEET THENCE SOUTH 89°31'53" WEST, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3.655 ACRES, MORE OR LESS. SAID PARCEL IS SUBJECT TO AN EASEMENT FOR VALLEY VIEW DRIVE RIGHT OF WAY. SAID EASEMENT CONTAINS 0.443 OF AN ACRE, MORE OR LESS. SAID PARCEL IS SUBJECT TO AN EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF IOWA AS SHOWN IN BOOK 981, PAGE 489 IN THE OFFICE OF THE POTTAWATTAMIE RECORDER. SAID PARCEL IS SUBJECT TO AN EASEMENT TO NORTHWESTERN BELL TELEPHONE COMPANY AS SHOWN IN BOOK 1263, PAGE 509 IN THE OFFICE OF THE POTTAWATTAMIE RECORDER. SAID PARCEL IS SUBJECT TO ANY OTHER EASEMENTS OF RECORD, IF ANY.

NOTE: THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER IS ASSUMED TO BEAR SOUTH 0°11'35" EAST FOR THIS DESCRIPTION.

LEGAL DESCRIPTION; PARCEL "D"

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA, AND

INCLUDING ALL OF PARCEL "A" AND IN PART OF PARCEL "B" AS SHOWN ON A PLAT OF SURVEY AS RECORDED IN BOOK 103, PAGE 41306 IN THE OFFICE OF THE POTTAWATTAMIE COUNTY RECORDER AND LOCATED IN PART OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH $0^{\circ}11'35''$ EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 733.92 FEET TO THE POINT OF BEGINNING; THENCE NORTH $89^{\circ}48'25''$ EAST A DISTANCE OF 53.00 FEET; THENCE SOUTH $33^{\circ}52'03''$ EAST A DISTANCE OF 46.81 FEET; THENCE NORTH $79^{\circ}55'52''$ EAST A DISTANCE OF 110.96 FEET; THENCE NORTH $61^{\circ}13'49''$ EAST A DISTANCE OF 51.04 FEET; THENCE NORTH $36^{\circ}28'33''$ EAST A DISTANCE OF 29.57 FEET; THENCE NORTH $17^{\circ}38'56''$ EAST A DISTANCE OF 44.88 FEET; THENCE NORTH $53^{\circ}56'20''$ EAST A DISTANCE OF 32.30 FEET; THENCE NORTH $42^{\circ}28'33''$ EAST A DISTANCE OF 105.42 FEET; THENCE NORTH $27^{\circ}08'24''$ WEST A DISTANCE OF 468.10 FEET; THENCE NORTH $0^{\circ}11'35''$ WEST, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH $89^{\circ}31'53''$ EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 559.51 FEET; THENCE SOUTH $0^{\circ}11'35''$ EAST, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 892.58 FEET; THENCE SOUTH $22^{\circ}49'00''$ WEST A DISTANCE OF 120.07 FEET; THENCE NORTH $87^{\circ}10'00''$ WEST A DISTANCE OF 663.49 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH $0^{\circ}11'35''$ WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 230.73 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 11.813 ACRES, MORE OR LESS. SAID PARCEL IS SUBJECT TO AN EASEMENT FOR VALLEY VIEW DRIVE RIGHT OF WAY. SAID EASEMENT CONTAINS 0.175 OF AN ACRE, MORE OR LESS. SAID PARCEL IS SUBJECT TO AN EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF IOWA AS SHOWN IN BOOK 981, PAGE 489 IN THE OFFICE OF THE POTTAWATTAMIE RECORDER. SAID PARCEL IS SUBJECT TO AN EASEMENT TO NORTHWESTERN BELL TELEPHONE COMPANY AS SHOWN IN BOOK 1263, PAGE 509 IN THE OFFICE OF THE POTTAWATTAMIE RECORDER. SAID PARCEL IS SUBJECT TO ANY OTHER EASEMENTS OF RECORD, IF ANY.