

II

STEVEN A. CARTER NO. 97-9

5-20-77
97-9

OFFICE
SC

S. H. K. & W.
No. 9442
Date 1-27-76

ABSTRACT OF TITLE

— To —

All that part of the North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-seven (27), Township Eighty-nine (89), North, Range Forty-seven (47) West of the Fifth P.M. in the County of Woodbury and State of Iowa, lying East of the East line of Steuben Street; North of the North line of Twelfth Street and West of the Center line of Chambers Street extended North, as platted in Central Sioux City, Third Filing, described as follows:

Commencing at the intersection of the North line of Twelfth Street and the East line of Steuben Street; Thence East along the North line of Twelfth Street for a distance of 190 feet to the place of beginning; Thence North parallel to the East line of Steuben Street for a distance of 138 feet; Thence East parallel to the North line of Twelfth Street for a distance of 130 feet; Thence South parallel to the said East line of Steuben Street to the North line of Twelfth Street; Thence West along the North line of Twelfth Street; for a distance of 130 feet to the place of beginning.

Our examination commences from and including June 30, 1882, the date of Government Patent.

We omit from this Abstract all instruments and proceedings affecting the title to above described property shown on the accompanying Abstract No. 92365 certified to October 4, 1966 at 5 P.M. by Sedgwick-Brennan Abstract Company, such instruments being by this reference thereto are included herein and made a part hereof.

SEDGWICK - BRENNAN
ABSTRACT CO.
- 18711 - 5-2-77

17827	45043
CORBETT,	7667
ANDERSON	57639
CORBETT &	57850
DANIELS	73228

WARRANTY DEED

1 Robert E. Gleeson and Helen K. Gleeson, husband and wife, and Robert Gessell and Jayne W. Gessell, husband and wife

Dated September 29, 1966
Acknowledged September 29, 1966
Filed April 2, 1968
Book 1181, Page 207
Consideration \$1.00 and other valuable consideration

To

F. Paul Beck, Helena I. Beck, and F. Robert Beck

Sell and Convey * * All that part of the North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-seven (27) lying East of the East line of Steuben Street, North of the North line of Twelfth Street and West of the center line of Chambers Street extended North through said North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-seven (27), except the North Eighty Feet (N 80') of the North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Twenty-seven (27); all in Township Eighty-nine North (89N), Range Forty-seven (47), West of the Fifth P.M., ~~except~~ that part thereof described as follows: Beginning at the intersection of the said North line of Twelfth Street and the East line of Steuben Street; thence North along the said East line for 138.0'; thence East parallel to the said North line of Twelfth Street for 190.0'; thence South parallel to the said East line of Steuben Street for 138.0' to the said North line of Twelfth Street; thence West 190.0' to the place of beginning.

Covenant to Warrant and Defend.

Iowa Real Estate Transfer Tax \$77.00 Cancelled.

E A S E M E N T

2

Central Enterprise, Inc.
By Howard H. Holdcroft, President
Attest Howard E. Holdcroft,
Secretary
(Corporate Seal Affixed)

To

F. Paul Beck and Helena I. Beck

Dated October 3, 1967

Acknowledged October 3, 1967

Filed October 10, 1967

Book 1157, Page 631

Consideration \$1.00 and other
valuable considerations

Does hereby bargain, convey and sell * * an easement 20 feet
(20') in width along the West boundary of the following described
real estate owned by the Grantor to-wit:

Morgan Street between Block 78 and 79 Central Sioux City, "3rd
filing" an addition to Sioux City, Iowa, lying North of a straight
line beginning 20 feet (20') North of the Southeast Corner of said
Block 79, of the East line thereof; thence Northeasterly to a point
on the West line of said Block 78, said point being 25 feet (25') North
of the Southwest Corner thereof, and lying South of the South line of
12th Street (Morgan Street, between 11th and 12th Street), all in
Sioux City, Woodbury County, Iowa,
for the purpose of ingress and egress to the real estate owned by
the Grantees, described as follows:

That part of the North Half of the Northwest Quarter of Section
27, lying East of the East line of Steuben Street, North of the North
line of Twelfth Street, and West of the Center line of Chambers Street
extended North through said North Half of the Northwest Quarter of
Section 27, all in Township 89 North, Range 47, West of the Fifth
Principal Meridian, in the County of Woodbury and State of Iowa, except
a parcel with frontage on Steuben Street of 138 feet and depth of 190
feet on Twelfth Street, located at the Southwest corner of the above
described property, all in Sioux City, Woodbury County, Iowa.

(contd.)

This easement hereby granted shall be non-exclusive and shall run with a title to the land and shall be binding upon all assignees and successors in title or the right of possession as to all parties hereto, and no party shall hereafter permit any obstruction of said easement.

WARRANTY DEED

F. Paul Beck and Helena I. Beck, husband and wife and F. Robert Beck and Carole L. Beck, husband and wife

Dated April 3, 1969
Acknowledged April 3, 1969

Filed April 4, 1969

To

Book 1213, Page 17

Sioux Transportation Company, Inc.

Consideration \$1.00 and other valuable consideration

3

Convey * * That part of the North Half of the Northwest Quarter of Section 27, lying East of the East line of Steuben Street, North of the North line of Twelfth Street, and West of the Center line of Chambers Street extended North through said North Half of the Northwest Quarter of Section 27; (except the North Eighty Feet of the North Half of the Northwest Quarter of said Section Twenty-seven, all in Township Eighty-nine, Range Forty-seven, West of the 5th P.M.) except that part thereof described as follows: Beginning at the intersection of the said North line of Twelfth Street and the East line of Steuben Street; thence North along the said East line for One hundred thirty-eight Feet; thence East parallel to the said North line of Twelfth Street for One hundred ninety Feet; thence South parallel to the said East line of Steuben Street for One hundred thirty-eight Feet to the said North line of Twelfth Street; thence West One hundred ninety feet to the place of beginning, in the County of Woodbury and State of Iowa.)

Covenant to Warrant and Defend.

Endorsed: No State Transfer Tax Required; Consideration Less Than
\$1,000. /s/ Richard Rhinehart, Atty., Grantor - Grantee.

AMENDED, SUBSTITUTED AND RENEWED
ARTICLES OF INCORPORATION

4 Arthur Casper and Joyce
Junck, Incorporators

To
The Public

Dated May 25, 1950

Acknowledged May 25, 1950

Filed June 20, 1950

Book 640, Page 1

By virtue of a special meeting of the stockholders of Sioux Transportation Company, Inc., held May 25, 1950, the corporate life of said corporation was extended for a period of 20 years from June 20, 1950, and pursuant to the provisions of Chapter 491 of the 1946 Code of Iowa, the following Articles of Incorporation were adopted:

Article I. Name: Sioux Transportation Company, Inc.

Article II. Place of Business: Sioux City, Woodbury County, Iowa,
* * *

Article IV. This corporation shall have a seal, * * *

Article VII. The corporate period of this corporation shall begin as soon as the Secretary of State of Iowa shall issue his certificate therefore, and shall continue for a period of 20 years, unless dissolved by law or the action of the stockholders as herein provided.

Article XIV. All conveyances of real property made by the corporation shall be executed by the President, or Vice-President, and countersigned by the Secretary, and have affixed thereto the seal of the corporation, and all releases of mortgages, liens, judgments or other claims that are required by law to be made of record, may be executed by the President, Vice-President or Secretary-Treasurer of the Corporation.

Acknowledged by Arthur Casper, Howard H. Holdcroft and F. Paul Beck.

Book

Filed in office of Secretary of State, Des Moines, Iowa, May 26,
1950.

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VOLUNTARY ELECTION TO ADOPT THE
IOWA BUSINESS CORPORATION ACT

5

Sioux Transportation Company, Inc.
By Robert Beck, President
By Helena Beck, Secretary
(Corporate Seal Affixed)

Dated January 25, 1965
Acknowledged May 27, 1965
Filed June 7, 1965
Book 1103, Page 333

To
The Public

Pursuant to the provisions of Section 142 of the Iowa Business
Corporation Act, States:

The Name of the corporation is: Sioux Transportation Company,
Inc.

The following resolution was adopted by the Board of Directors
of said corporation on January 25, 1965.

Resolved that the corporation does hereby elect to voluntarily
adopt the provisions of the Iowa Business Corporation Act * *

- - - - -
RESTATED ARTICLES OF INCORPORATION

6

Sioux Transportation Company, Inc.
By Robert Beck, President
By Helena Beck, Secretary
(Corporate Seal Affixed)

Dated November 20, 1972
Acknowledged November 20, 1972
Filed December 19, 1972
Roll 11, Image 1067

To
The Public

Pursuant to the provisions of Chapter 496A of the Code of Iowa,
adopts the following Articles of Incorporation * *

Article I. Name: Sioux Transportation Company, Inc.

Article II. The purposes for which the corporation is organized
and its duration are, to-wit:

That the corporation shall have unlimited powers in, and to do any

lawful act concerning, any or all lawful business for which corporations may be organized under said Chapter. The duration of the corporate existence shall be perpetual.

Filed in office of Secretary of State, Des Moines, Iowa, November 24, 1972.

M O R T G A G E

7
Sioux Transportation Company, Inc.
By: F. Robert Beck, President
Helena I. Beck, Secretary-
Treasurer
(Corporate Seal Affixed)

Dated April 8, 1969
Acknowledged April 8, 1969
Filed April 8, 1969
Book 1208 Page 139
Consideration \$350,000.00

To
The Toy National Bank of Sioux
City, Iowa

Encumbers * * That part of the North Half of the Northwest Quarter of Section 27, lying East of the East line of Steuben Street, North of the North line of Twelfth Street, and West of the Center line of Chambers street extended North through said North Half of the Northwest Quarter of Section 27; (except the North Eighty Feet of the North Half of the Northwest Quarter of said Section Twenty-seven, all in Township Eighty-nine, Range Forty-seven, West of the 5th P.M., (except that part thereof described as follows: Beginning at the intersection of the said North line of Twelfth Street and the East Line of Steuben Street; thence North along the said East line for One hundred thirty-eight feet; thence East parallel to the said North line of Twelfth Street for One hundred ninety Feet; thence South parallel to the said East line of Steuben Street for One hundred thirty-eight Feet to the said North line of Twelfth Street; thence West One hundred ninety feet to the place of beginning, in the County of Woodbury and State of Iowa,) and all the rents, issues, use and profits of said real estate.

(contd.)

Secures: \$350,000.00, with interest according to the terms of promissory note.

It is agreed that this mortgage shall secure, in addition to the principal sum above named any and all other indebtedness of said mortgagors now held or which may be held by or assigned to the mortgagee additional to the original amounts secured hereby.

REAL ESTATE TAX STATEMENT

8

Taxes to and including 1973 Paid.

Taxes of 1974 on a tct lying between E line of Steuben St. & Center line of Chambers St ext N & N of 12th St in N $\frac{1}{2}$ NW $\frac{1}{2}$ Sec 27-89-47 ex 138 ft x 190 ft in SW cor & ex N 80 ft: \$16,100.44 & pen Unpaid.

SPECIAL ASSESSMENT
Book 14, Page 145

9

For widening & resurfacing Steuben St. from 11th St. to 18th St. levied Nov. 5, 1969 on a tract lying between E/L Steuben St. & Center line of Chambers St. ext N & N of 12th St in NW $\frac{1}{2}$ NW $\frac{1}{2}$ Sec. 27-89-47 ex N 80 ft & ex 138' x 190' in SW cor in the amount of \$3,039.26 payable in 10 installments of which 7 installments and interest are paid; 8th installment and interest due Mar. 31-1976 to & including 10th installment and interest due Mar. 31-1978 remain unpaid.

PERSONAL TAX STATEMENT

10

We have examined for unpaid Personal Tax and Dog Tax

During the ten years last past against:

Robert E. Gleeson
Robert Gessell to and including April 2, 1968

F. Paul Beck
Helena I. Beck
F. Robert Beck to and including April 4, 1969

Sioux Transportation Company, Inc. to date and find: None.

No search is made for zoning ordinances.

11

We have searched the records in the Office of the City Clerk for the City of Sioux City, Iowa, for Resolutions of Necessity for Paving, Resurfacing, Sidewalk construction, for Sewer, Water and Gas connections, and for Curb and Gutter passed by the City Council since July 1, 1975, and find: None.

WE HEREBY CERTIFY that we have carefully searched the public records of Woodbury County, Iowa, and find no unsatisfied judgments, no conveyances, mortgages, instruments filed under the provisions of the Uniform Commercial Code which describe or identify all or a portion of the property described in the caption hereof, or other instruments, Federal Liens, State Tax Liens, mechanics' liens, suits pending, attachments, unpaid real estate taxes, unpaid personal taxes against persons named in this Abstract, and no Institutional Liens, no unredeemed tax sales, or unpaid special assessments except as shown upon this Abstract of title, which are or have become a lien against property described in Caption since and including June 30, 1882.

We have examined the records of the United States District Court, for the Northern District of Iowa, Western Division, for the ten years prior to the date of this Certificate, and find no suits pending, no unpaid judgments, and no bankruptcy proceedings involving the title to property described in caption except as shown upon this Abstract of Title.

Witness our hand and Seal at Sioux City, Iowa,
this 15th day of October, 1975, at 5 P.M.

SEDGWICK-BRENNAN ABSTRACT COMPANY



S.H.K. & W.
No. 9442 By
Date 1-27-76

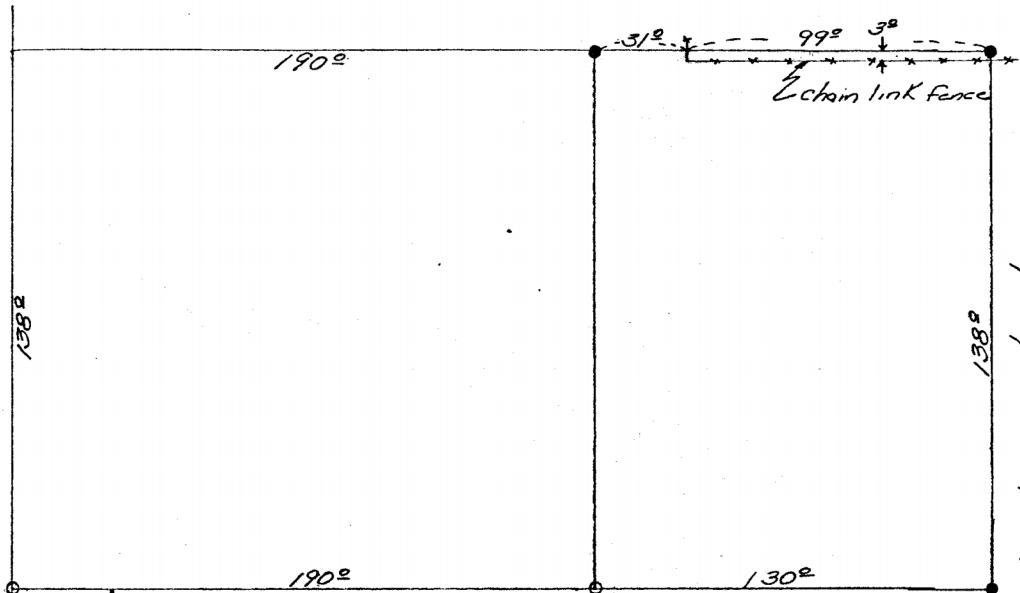
Philip J. Brennan
President

SKO:cja

SEDGWICK - BRENNAN
ABSTRACT CO.
RKM - 5-2-77



Steuben Street



12th Street

76°

- = Corners found
- = Corners Set (5/8" x 30" Iron Pin)

DESCRIPTION:

That Part of the North ½ of the N.W. ¼ of Section 27 lying East of the East line of Steuben Street, North of the North line of 12th Street, and West of the Center line of Chambers Street extended north through said North ½ of the N.W. ¼ of Section 27; all in Township 89 North, Range 47, West of the Fifth Principal Meridian in the County of Woodbury and State of Iowa, being a rectangular plot with frontage of 138 feet along east side of Steuben Street and frontage of 320 feet along north line of 12th Street.

Certification:

I, Wilmar L. Nelson, do hereby certify that this plat is a true and accurate representation of the property shown above and that I am a duly registered Land Surveyor under the Laws of the State of Iowa



Wilmar L. Nelson
 Wilmar L. Nelson Reg No 4313
 Sept. 1, 1975
 Date

No. 10356
13491

ABSTRACT OF TITLE

— To —

Caption Description of Property covered in the following continuation is identical with the caption set forth at length in former continuation No. 10356, and is by reference adopted as the caption hereof.

This continuation is intended to show only those conveyances, liens and other instruments which appear of record and which affect the title to said premises since October 15, 1975 at 5 P. M., the date of the last examination made by Sedgwick-Brennan Abstract Company.

WARRANTY DEED

Sioux Transportation, Inc.
an Iowa Corporation
By F. Robert Beck, President
By Helena I. Beck, Secretary
(Corporate Seal Affixed)

Dated February 4, 1976
Acknowledged February 4, 1976
Filed May 20, 1976
Roll 49, Image 1872

12

To

Barbara G. Johns, Robert K.
Gleeson, Jane G. Boothby as
tenants in common d/b/a
B. J. R. Realty

Consideration \$1.00 and other
valuable consideration

Conveys * * (Caption description).

Recites: "Including non-exclusive rights of ingress and egress contained in an easement dated October 3, 1967, and filed October 10, 1967, at Book 1157, Page 631."

Covenant to Warrant and defend, except as may be above stated.

Iowa Real Estate Transfer Tax \$13.75 Cancelled.

REAL ESTATE TAX STATEMENT

13

Taxes of 1974 Paid.

Taxes of 1975 on ex 138 ft X 190 ft in SW Cor & ex N 80 ft
a tct lying betw E line of Steuben St &
center line of Chambers St ext N & N of 12th
St in N $\frac{1}{2}$ NW $\frac{1}{4}$ Sec 27-89-47: Paid.

14

Eighth and ninth installments and interest of special assessment for widening and resurfacing Steuben St., shown at entry no. 9, Paid.

15

PERSONAL TAX STATEMENT

We have examined for unpaid Personal Tax and Dog Tax

Since October 15, 1975 against:

Sioux Transportation Company, Inc. to and including May 20, 1976,

During the ten years last past against:

Barbara G. Johns
Robert K. Gleeson
Jane G. Boothby, d/b/a
B. J. R. Realty to date and find: None.

No search is made for zoning ordinances.

WE HEREBY CERTIFY that we have carefully searched the public records of Woodbury County, Iowa, and find no unsatisfied judgments, no conveyances, mortgages, instruments filed under the provisions of the Uniform Commercial Code which describe or identify all or a portion of the property described in the caption hereof, or other instruments, Federal Liens, State Tax Liens, mechanics' liens, suits pending, attachments, unpaid real estate taxes, unpaid personal taxes against persons or corporations named in this Abstract, and no unredeemed tax sales, or unpaid special assessments except as shown upon this Abstract of title, which are or have become a lien against property described in Caption since October 15, 1975 at 5 P. M.

We have examined the records of the United States District Court, for the Northern District of Iowa, Western Division, for the ten years prior to the date of this Certificate, and find no suits pending, no unpaid judgments, and no bankruptcy proceedings involving the title to property described in caption except as shown upon this Abstract of Title.

Witness our hand and Seal at Sioux City, Iowa,

this 28th day of April, 1977 at 5 P. M.

SEDGWICK-BRENNAN ABSTRACT COMPANY

By


Vice-President

sko

