

COMPARED

GJS:pjm 9-21-94

Filed for record, indexed, and delivered to the county auditor
this 3 day of Oct
A. D. 1994, at 8 o'clock A. M., and
recorded in book 95-8 page 8341

ELLER, BRINK, SEXTRO & TILTON
40 NORTH MAIN
P. O. BOX 308
DENISON, IOWA 51442

Rec. Fee \$ 5.00, Aud. Fee \$ 5.00 paid.
John Sciortino Recorder
George Prange Deputy

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One Dollar (\$1.00) -----
~~Dollars~~ and other valuable consideration, Roger A. Nelson, a single person,
do hereby Convey to R & L Investments, a Partnership

the following described real estate in Pottawattamie County, Iowa:

Part of Lot 5 of the Avoca Land and Loan Company's Addition to the City of Avoca, Pottawattamie County, Iowa. More particularly described as follows:

Commencing at the southeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 9, Township 77 North, Range 39 West of the 5th P.M. in Pottawattamie County, Iowa; thence S. 0 $^{\circ}$ -58.8'E. along the centerline of Willow Street 127.71 feet to the point of beginning; thence S. 88 $^{\circ}$ -37.5' W. 487.64 feet to a point on the east right of way line of Highway No. 59; thence along said right of way line S. 1 $^{\circ}$ -18.3' W. 126.54 feet; thence along said right of way line S. 3 $^{\circ}$ -17' W. 408.37 feet to a point on the north line of Wood Street; thence S. 89 $^{\circ}$ -0' E. along the north line of Wood Street 515.25 feet to a point on the centerline of Willow Street; thence N. 0 $^{\circ}$ -05.8' W. along the centerline of Willow Street 554.95 feet to the point of beginning. The above described tract of land contains 6.25 acres more or less including Willow Street right of way. The east line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 9 is assumed to bear N. 0 $^{\circ}$ -0' E. for this description.

\$47.20

7-14

Entered for Taxation OCT 3 1994
Marilyn J. Drake COUNTY AUDITOR

REAL ESTATE TRANSFER
TAX PAID
STAMP #
\$ 47.20
90
RECORDED
10-3-94 Pottawattamie
DATE COUNTY

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

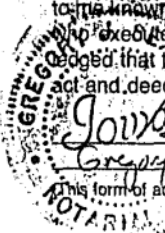
STATE OF IOWA,
CRAWFORD COUNTY, ss:

DATED: September 21, 1994

On this 21st day of September,
1994, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Roger A. Nelson, a single person,

Roger A. Nelson (Grantor)

to the intent to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Gregory J. Sextro Notary Public
This form of acknowledgement for individual grantor(s) only

(Grantor)

(Grantor)

(Grantor)