

2016-00254

**RECORDER MARK BRANDENBURG
POTTAWATTAMIE COUNTY, IA
FILE TIME: 01/06/2016 1:28:41 PM
REC: 10.00AUD: 5.00T TAX: 6399.20
RMA: 1.00ECM: 1.00**

WARRANTY DEED

Prepared by: Janet Clark, 91140 West Dodge Road, Suite 380, Omaha, Nebraska, 68114

Taxpayer Information: Council Bluffs RE LLC, c/o Steve M. Hinchcliff, 4645 South 84th Street, Omaha, NE 68127

Return To: Council Bluffs RE LLC, c/o Steve M. Hinchcliff, 4645 South 84th Street, Omaha, NE 68127

Grantor: Rhoden I, LLC, an Iowa limited liability company

Grantee: Council Bluffs RE LLC

Legal Description: See page 1 of Deed

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, RHODEN I, LLC, an Iowa limited liability company, ("Grantor"), does hereby convey to Council Bluffs RE LLC, an Iowa limited liability company, ("Grantee"), the following described real estate in Pottawattamie County, Iowa;

Those parts of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 74 North, Range 44 West of the 5th P.M., in Council Bluffs, Pottawattamie County, Iowa, described as follows:

Commencing at the Northeast corner of the said N1/2 NE 1/4 SW 1/4 of Section 12; thence West 506 feet; thence South 231.9 feet; thence East parallel with the North line 506 feet; thence North 231.9 feet to the place of beginning;

And

Commencing at a point on the North and South centerline of said Section 12 which is 2177.8 feet North of the South Quarter Section corner; thence North on said centerline 224.3 feet; thence North 89°30' West 506 feet; thence South 224.3 feet; thence South 89°30' East 506 feet to the point of beginning.

All together with all easements and servient estate appurtenant thereto, and subject to all easements, covenants, reservations and restrictions of record.

Grantor does hereby covenant with Grantee and Grantee's successors in interest, that Grantor holds the real estate by title in fee simple, that the real estate is free and clear of all liens and encumbrances except as may be stated above; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons.

The undersigned Grantor further represents and warrants that the Grantor is a manager-managed Iowa limited liability company; that this instrument is being executed by all of the managers of the Grantor; and that the undersigned have full power and authority to act on behalf of the Grantor.

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

Dated 1-4-2016

RHODEN I, LLC, an Iowa limited liability company

By: 
Rodney D. Rhoden, Manager

STATE OF NEBRASKA
COUNTY OF DOUGLASS

The foregoing instrument was acknowledge before me this 4 day of January, 2016, by Rodney D. Rhoden, as the Manager of Rhoden I, LLC, an Iowa limited liability company, for and on behalf of the company.


NOTARY PUBLIC

My Commission Expires: 8-21-2016

