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Rec Amt \$22.00 Aud Amt \$5.00

DOV# 29

MARGARET HENKLE, COUNTY RECORDER  
FREMONT IOWA

\*\*\*\*\*IOWA RECORDING PAGE\*\*\*\*\*

### Deed

THE ABOVE SPACE IS FOR THE REGISTER OF DEEDS RECORDING INFORMATION

RETURN TO:  
Title Services  
13915 Gold Circle  
Omaha, NE 68144

*Personal Property \$ 58,720  
Real Property \$ 86,280*

PREPARED BY:  
Title Services  
13915 Gold Circle  
Omaha, NE 68144  
402-452-3841

GRANTOR:  
Jan's Bullpen L.L.C.

GRANTEE: and send tax statements to  
Brady S. Coates and Charlotte R. Coates

### LEGAL DESCRIPTION

OT107755E

The South 31 1/2 feet of Lot 3, exception therefrom the East 44 feet of the North 19 1/2 feet of the South 31 1/2 feet of Lot 3; and the North 8 1/2 feet of Lot 4, all in Block D, in the City of Sidney, Fremont County, Iowa, according to the recorded plat thereof;

Also, that part of Lots 2 and 3 in Block D in the City of Sidney, Fremont County, Iowa, according to the recorded plat thereof, more particularly described as follows: Commencing at a point 81 feet North of the S.E. corner of Lot 4 in Block D in the City of Sidney, Iowa, running thence West to the alley, thence North 19 1/2 feet, thence East to Illinois Street, thence South 19 1/2 feet to the place of beginning, (embracing 18 feet off the North side of Lot 3 and 1 1/2 feet off the South side of Lot 2, all in Block D aforesaid),

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**OT** 107755E  
27.00

Together with one half of the North and South walls, described as follows: The East 50 feet of the North wall of the building situated on the following described tract of land, to wit: Commencing 61 feet North of the Southeast corner of Lot 4 in Block D aforesaid, running thence West to the Alley, thence North 20 feet, thence East to Illinois Street, thence South to the place of beginning, also the right to maintain a wall perpetually in the same place; and the North wall of the brick building situated on the North 18 feet of Lot 3 and the South 2 1/2 feet of Lot 2 in Block D aforesaid, said Wall being 13 inches in thickness and running from East to West within 1 1/2 feet of the South line of said Lot 2 in Block D aforesaid;

Also, the East 44 feet of the North 19 1/2 feet of the South 31 1/2 feet of Lot 3 in Block D, in the City of Sidney, Fremont County, Iowa, according to the recorded plat thereof.

## SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT Jan's Bullpen, L.L.C., an Iowa limited liability company, GRANTOR(s) herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do hereby bargain, sell, convey, and confirm unto Brady S Coates and Charlotte R Coates, husband and wife, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Fremont County, IA: *★ Corrective Deed ★ Real Property 861280 Personal Property 581720*

The South 31 1/2 feet of Lot 3, exception therefrom the East 44 feet of the North 19 1/2 feet of the South 31 1/2 feet of Lot 3; and the North 8 1/2 feet of Lot 4, all in Block D, in the City of Sidney, Fremont County, Iowa, according to the recorded plat thereof;

Also, that part of Lots 2 and 3 in Block D in the City of Sidney, Fremont County, Iowa, according to the recorded plat thereof, more particularly described as follows: Commencing at a point 81 feet North of the S.E. corner of Lot 4 in Block D in the City of Sidney, Iowa, running thence West to the alley, thence North 19 1/2 feet, thence East to Illinois Street, thence South 19 1/2 feet to the place of beginning, (embracing 18 feet off the North side of Lot 3 and 1 1/2 feet off the South side of Lot 2, all in Block D aforesaid),

Together with one half of the North and South walls, described as follows: The East 50 feet of the North wall of the building situated on the following described tract of land, to wit: Commencing 61 feet North of the Southeast corner of Lot 4 in Block D aforesaid, running thence West to the Alley, thence North 20 feet, thence East to Illinois Street, thence South to the place of beginning, also the right to maintain a wall perpetually in the same place; and the North wall of the brick building situated on the North 18 feet of Lot 3 and the South 2 1/2 feet of Lot 2 in Block D aforesaid, said Wall being 13 inches in thickness and running from East to West within 1 1/2 feet of the South line of said Lot 2 in Block D aforesaid;

Also, the East 44 feet of the North 19 1/2 feet of the South 31 1/2 feet of Lot 3 in Block D, in the City of Sidney, Fremont County, Iowa, according to the recorded plat thereof.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Executed: 2-11-2009

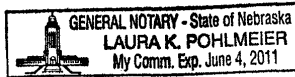
Jan's Bullpen, L.L.C., an Iowa limited liability company  
*Janice D. Klingensmith*  
By Janice D. Klingensmith, Owner

STATE OF Iowa  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 11 day of February 2009 by Jan's Bullpen, L.L.C.,  
an Iowa limited liability company

*Laura K Pohlmeier*

Notary Public  
My Commission expires on 6-1-11



RETURN TO:  
Brady S. Coates and Charlotte R. Coates  
704, 706, 708 Illinois Street  
Sidney, IA 51652-8027

OT107755E

Personal Property \$58,720  
Real Property \$86,280