

INST # 7554 ✓  
RECORDING FEE 20.00  
AUDITOR FEE 5.00  
RMA FEE 1.00

COMPARED

FILED FOR RECORD  
POTTAWATTAMIE CO. IA.

99 OCT 27 PM 3:06

Property No. 554-1808

JOHN SCIORTINO  
RECORDER

## WARRANTY DEED

**KANESVILLE RESTORATION INC.,** an Iowa nonprofit corporation of 25 Main Place, P.O. Box 248, Council Bluffs, Iowa, 51502, Grantor, for the furtherance of its charitable, educational, religious and scientific purposes and without monetary consideration donates and conveys to **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS,** a Utah corporation sole of 50 East North Temple, Salt Lake City, Utah, 84150, Grantee, the following tract of land in Pottawattamie County, State of Iowa:

**See Exhibit "A" attached hereto and by referenced made a part hereof.**

Subject to the following exceptions:

1. Perpetual, non-exclusive storm sewer easement, including construction and maintenance, as evidenced in Book 1093 at Page 469.
2. Perpetual storm sewer easement, including maintenance, service, inspection, repair, replacement or reconstruction as reserved in Quit claim Deed file din Book 1274 at Page 497.
3. Perpetual easement for storm sewer purposes as contained in Ordinance 3595 vacating green Street, filed in Book 88 at Page 20464.
4. Limitation on direct highway access to U.S. #6 as reserved in Patent No. 3323, filed in Book 84 at Page 23114.
5. Covenants, conditions, use restrictions, and obligations, including a reversionary provision, as contained in Resolution No. 94-136 file in Book 95 at Page 443, and further reserved in City Deed filed as Instrument No. 95-59409, and in city Deed filed in Book 96 at Page 14580.

The undersigned warrants the title against all persons whomever.

This deed is exempt from transfer tax pursuant to Iowa Code 428A.2 (21).

Executed

OCT 27 1999

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*[Handwritten Signature]*

COUNTY AUDITOR

1-612

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IN WITNESS of the above it has set its hand this 23<sup>rd</sup> day of September.

1999.

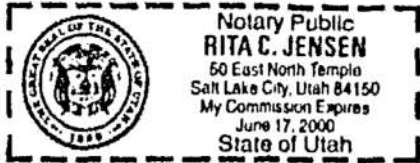
**KANESVILLE RESTORATION INC., an Iowa  
nonprofit corporation**

By: Monte Nelson  
Monte C. Nelson  
Its: President

By: Robert Schulze  
Robert Schulze  
Its: Secretary

STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

On this 23<sup>rd</sup> day of September, 1999, before me a Notary Public, personally appeared MONTE C. NELSON, known to me to be the President of KANESVILLE RESTORATION, INC., an Iowa nonprofit corporation, who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that said corporation executed the same.



Rita C. Jensen  
NOTARY PUBLIC  
Residing in: Salt Lake City  
My commission expires: 6/17 2000

STATE OF IOWA )  
: ss.  
COUNTY OF POTTAWATTAMIE

On this 21<sup>st</sup> day of September, 1999, before me a Notary Public, personally appeared ROBERT SCHULZE, known to me to be the Secretary of KANESVILLE RESTORATION, INC., an Iowa nonprofit corporation, who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that said corporation executed the same.



Dorla Hall  
NOTARY PUBLIC  
Residing in: PERSIA, IOWA  
My commission expires: 8-19-2000

COMPARED

EXHIBIT "A"

Parcel 1:

Lot 1, Subdivision of Lot 21, in original plat, Council Bluffs, Pottawattamie County, Iowa.

Parcel 2:

Lots 6, 7, 8 and 9 Subdivision of Original Plat Lot 37; all of Original Plat Lot 20; Lots 1 and 2 Subdivision of Original Plat Lot 35, EXCEPT a triangle in the Southeasterly corner of said Lot 2 in Original Plat Lot 35, which triangle is described as follows: Commencing at the Southeasterly corner of Original Plat Lot 35 and running thence on Broadway S51 degrees W 3 feet 9 inches; thence N40 degrees 30 minutes W to an intersection with East line of Original Plat Lot 35 or a distance of 27.7 feet; thence S48 degrees 28 feet to place of beginning. ALSO that part of Original Plat Lot 19 lying Westerly of the following described line to-wit: Commencing at a point on Northerly line of Broadway, which point is 3 feet 9 inches Westerly of Southwesterly corner of Original Plat Lot 19 and running thence N40 degrees W (variation 10 degrees) to the Southerly line of Indian Creek Right of Way. AND Lot 2 Subdivision of Original Plat Lot 21. ALSO further described as follows: Beginning at the Southwesterly corner of Lot 6 Original Plat Lot 37, and axle found on Broadway, thence along the Westerly line of said Lot 6 N39 degrees 51 minutes 12 seconds W 86.48 feet to the Northwesterly corner of Lot 6 on the Southerly line of Lot 2 Original Plat Lot 21, thence along said Southerly line S86 degrees 21 minutes 33 seconds West 80.22 feet to the Easterly R.O.W. of Benton Street, thence along said R.O.W. N21 degrees 02 minutes 07 seconds West 23.74 feet to the Northwesterly corner of Lot 2 Original Plat Lot 21, thence continue along said Easterly R.O.W. of Benton Street N21 degrees 36 minutes 26 seconds West 101.00 feet to the Southerly line of "Indian Creek" concrete structure, thence along said line N57 degrees 54 minutes 27 seconds East 57.53 feet, thence continue along said line N59 degrees 34 minutes 58 seconds East 67.62 feet, thence continue along said line N59 degrees 34 minutes 58 seconds East 96.61 feet, thence S40 degrees 35 minutes 40 seconds East 220.52 feet to the Northwesterly R.O.W. of "East Broadway", thence along said R.O.W. S51 degrees 00 minutes 00 seconds West 196.45 feet to the point of beginning, Pottawattamie County, Iowa. NOTE: Bearing are based upon the Southerly line of Original Plat Lots 35 and 37 as bearing S51 degrees 00 minutes 00 seconds West.

Parcel 3:

Part of Lot 4, part of Lot 5, and part of Lot 6 all in Original Plat Lot 22; and part of Original Plat Lot 23; part of Original Plat Lot 24 and part of vacated Green Street all in the City of Council Bluffs, formerly called Kanesville, Pottawattamie County, Iowa, as depicted on the plat marked Exhibit "A" attached hereto and by this reference made a part hereof. Said parcel is more particularly described as follows: Begin at the intersection of the Westerly line of Original Plat Lot 23 and the Southerly right of way line of relocated Primary Road No. U.S. 6 a.k.a. relocated Washington Avenue a.k.a. Kanesville Boulevard; thence S82 degrees 52 minutes West along said

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right of way line 0.3 feet; thence leaving said right of way line S3 degrees 42 1/2 minutes West 25.0 feet; thence S88 degrees 14 minutes East 0.5 feet to the Westerly line of Original Plat Lot 23; thence S3 degrees 09 minutes West along said line 109.9 feet to a line 2 feet perpendicular distance North of the North edge of the North wall of the Indian Creek conduit; thence along said line N86 degrees 50 1/2 minutes East 126.95 feet; thence N86 degrees 49 minutes East 73.35 feet; thence N87 degrees 10 1/2 minutes East 50.2 feet; thence N85 degrees 49 1/2 minutes East 39.65 feet; thence leaving said line N5 degrees 21 1/2 minutes West 36.6 feet; thence N63 degrees 33 1/2 minutes West 48.0 feet; thence N22 degrees 27 minutes West 60.9 feet; thence N2 degrees 15 minutes East 36.5 feet to the Southerly right of way line of said Kaneshville Boulevard; thence along said line S79 degrees 09 minutes West 35.5 feet; thence along said line S80 degrees 26 1/2 minutes 30 seconds West 74.8 feet; thence along said line S82 degrees 52 minutes West 106.2 feet to the Point of Beginning, Pottawattamie County, Iowa.

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