

INST # 9136
RECORDING FEE 500
AUDITOR FEE 500
RMA FEE 100

COMPARED

FILED FOR RECORD
POTTAWATTAMIE CO. IA.

00 DEC -4 AM 10:30

JOHN SCIORTINO
RECORDER

Prepared by: J. W. McNamara, Jr. 13924 Gold Circle Omaha, NE 68144 402-333-7447
Send Tax Statements to: ~~P.O. Box 1506 Council Bluffs, IA 51503~~ Nu-Style 1613 Farnam St. Omaha, NE 68102

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Pottawattamie County Development Corporation, an Iowa corporation, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEEES, does grant, bargain, sell, convey and confirm unto 405 West Broadway Limited Liability Company, an Iowa limited liability company, herein called the GRANTEE whether one or more, the following described real property in Pottawattamie County, Iowa:

Lots 1 and 2, in Keller and Bennett's Subdivision of Lot 176 in the Original Plat of Council Bluffs, Pottawattamie County, Iowa, and the vacated Westerly 4 inches of Fourth Street from the Southerly line of Broadway to the Northerly line of the first alley South of Keller and Bennett's Subdivision.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE'S heirs and assigns forever.

And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE'S successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record; and subject to terms and conditions of unrecorded Development Agreement dated December 23, 1999, by and between Pottawattamie County Development Corporation, and NuStyle Development Corporation.

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.

This is an exempt transaction as the consideration is less than Five Hundred Dollars.

Dated this 28th day of November, 2000.

Pottawattamie County Development Corporation

By [Signature]
President

Entered for Taxation **DEC 4 2000**

STATE OF IOWA)
)ss.
COUNTY OF POTTAWATTAMIE)

[Signature] COUNTY AUDITOR

On this 28th day of November, 2000, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came A. W. Tauke, President of Pottawattamie County Development Corporation, an Iowa corporation, known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on behalf of said corporation.

Witness my hand and notarial seal the day and year last above written.

[Signature]
NOTARY PUBLIC

My commission expires the 4th day of May, 2001.

BK 101 PG 26934