

COMPARED

4385

(24)

WARRANTY DEED

THE BLUFFS CORPORATION, an Iowa corporation, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from Grantee, LAKE MANAWA CENTRE LIMITED PARTNERSHIP, a Nebraska limited partnership, does hereby convey to Grantee the real estate situated in the City of Council Bluffs, Pottawattamie County, Iowa, which is more particularly described on Exhibit "A" attached hereto ("Property"):

Grantor covenants with Grantee that Grantor:

1. Is lawfully seised of such Property and that it is free from all liens and encumbrances;
2. Has legal power and lawful authority to convey the Property; and
3. Will warrant and will defend title to the Property against the lawful claims of all persons.

EXECUTED this 24 day of September, 1992.

REAL ESTATE TRANSFER TAX PAID	
STAMP #	
\$	<u>1040.80</u>
RECORDED	Pottawattamie
<u>10-7-92</u>	DATE COUNTY

GRANTOR

THE BLUFFS CORPORATION, an Iowa corporation

By: Evelyn S. Adams President

STATE OF NEBRASKA)
) SS.
COUNTY OF DEWELLS)

Before me, the undersigned, a notary public in and for said county and state, on this 24 day of September, 1992, personally appeared Evelyn S. Adams to me known to be the identical person who executed the within and foregoing instrument as _____ President of The Bluffs Corporation and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed and the free and voluntary act and deed of the corporation, for the uses and purposes therein set forth.



Carl Troia, Jr.
Notary Public

Entered for Taxation OCT 15 1992

Marilyn Jo Drake

COUNTY AUDITOR

Filed for record, indexed, and delivered to the county auditor
 this 7 day of October
 A. D., 19 92, at 8:05 o'clock A M., and
 recorded in Book 93 page 10782
 Rec. Fee \$ 10, Aud. Fee \$ 5 paid

Return to:
Spence Title - J. Clark
1905 Harney St
Omaha, Ne. 68102

John Scortino

Recorder

Deputy

93 10782

*

1040.80

COMPARED

LEGAL DESCRIPTION
LAKE MANAWA CENTER

ADAMS PROPERTY

THAT PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 74 NORTH RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12; THENCE SOUTH 89°59'57" WEST (AN ASSUMED BEARING) FOR 1794.24 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE SOUTH 00°00'03" EAST FOR 405.56 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED ON A DEED AND RECORDED IN BOOK 1508, PAGE 377 IN THE OFFICE OF THE POTTAWATTAMIE COUNTY REGISTER OF DEEDS; THENCE SOUTH 88°27'25" WEST A DISTANCE OF 5.78 FEET TO A POINT ON A CURVE AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 651.81 FEET, AN ARC LENGTH OF 586.52 FEET AND A CHORD BEARING SOUTH 69°32'26" WEST FOR A CHORD LENGTH OF 566.93 FEET; THENCE NORTH 84°40'53" WEST FOR 153.76 FEET; THENCE NORTH 00°28'41" EAST FOR 165.53 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH EXPRESSWAY, BEING 100.0 FEET EAST OF THE CENTERLINE OF SAID ROADWAY; THENCE NORTH 88°27'25" EAST FOR 683.13 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND RECORDED IN BOOK 1508, PAGE 377 TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 100,228.41 SQUARE FEET OR 2.30 AC., MORE OR LESS.

THE SCHEMMER ASSOCIATES INC.
ARCHITECTS-ENGINEERS-PLANNERS
1044 NORTH 115TH STREET
OMAHA, NEBRASKA 68154
TSA PROJECT NO. 318503
JUNE 5, 1992
REVISED JUNE 8, 1992
REVISED JUNE 18, 1992
REVISED AUGUST 10, 1992