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COMPARED

2007-000286

Pottawattamie County, Iowa
Recorder John Sciortino
Book-Page: 2007-000286
File Time: 2007-1-5 08:19:41 AM

INST # 011184
RECORDING FEE 5.00
AUDITOR FEE 5.00
RMA FEE 1.00 ECOM 1.00



This instrument prepared by: John P. Fahey, Attorney at Law, 11317 Davenport Street, Omaha, NE 68154

Tax Statement Address: Edward L. Morris, 14151 Wabash Ave., Council Bluffs, Iowa 51503

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED
JOINT TENANCY

For the consideration of One and 00/100 Dollar(s) and other valuable consideration, H. James Ratliff, a single person., herein called grantor whether one or more, does hereby grant, bargain, sell, convey and confirm to Edward L. Morris and Frances M. Morris, husband and wife, as joint tenants with Full Rights of Survivorship, Grantee(s) herein, and not as Tenants in Common, herein called grantee whether one or more the following described real estate in Pottawattamie County, Iowa:

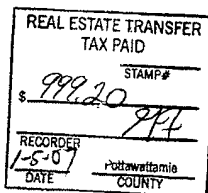
Part of the SE1/4 SW 1/4 in Section 8 Township 74, Range 43, described as follows: Commencing at a point which is 999.1 feet North and 33 feet North 89°41' East of the Southwest corner of said SE 1/4 SW 1/4 Section 8, Township 74, Range 43; thence South 70.6 feet to the Northerly right of way line of Highway #275; thence South 37°53' East long the Northerly right of way line thereof 190.3 feet; thence North 53°13' East, 119 feet; thence north 07°33' East, 152.7 feet; thence South 89°41' West, 232.8 feet to the point of beginning, Pottawattamie County, Iowa.

This deed subject to easements, restrictions and covenants of record; and subsequent special assessments, if any.

Grantors do Hereby Covenant with Grantees, and Grantee's successors in interest, that Grantors hold the real estate by title in fee simple; that Grantee(s) have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and Grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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 context.

Dated: 12-27, 2006

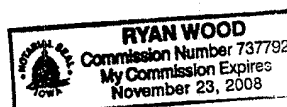


H. James Ratliff
H. James Ratliff

STATE OF Iowa
COUNTY OF Pottawattamie

On this 27th Day of December 2006 before me, the undersigned, a Notary Public in and for said State, personally appeared H. James Ratliff, a single person., to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Ryan Wood
Notary Public
My commission expires:



met 20063906