

2013-09605

**RECORDER JOHN SCIORTINO
POTTAWATTAMIE COUNTY, IA
FILE TIME: 06/24/2013 10:35:44 AM
REC: 10.00AUD: 5.00T TAX:
RMA: 1.00ECM: 1.00**

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: Michael L. Lazer, 8712 W Dodge Rd, #400, Omaha, NE 68114, 402.392.0101

Taxpayer Information: (name and complete address)

Edward L. Morris, Trustee of the Edward L. Morris Revocable Trust created by Revocable Trust Agreement dtd 8/24/1993, as amended

Frances M. Morris, Trustee of the Frances M. Morris Revocable Trust created by Revocable Trust Agreement dtd 8/24/1993, as amended

c/o Edward L. Morris
12582 Deerfield Court
Council Bluffs IA 51503

Return Document To: Michael L. Lazer, 8712 West Dodge Road, #400, Omaha NE 68114

Grantors: Edward L. Morris and Frances M. Morris

Grantees: Edward L. Morris, Trustee of the Edward L. Morris Revocable Trust created by Revocable Trust Agreement dtd 8/24/1993, as amended; and Frances M. Morris, Trustee of the Frances M. Morris Revocable Trust created by Revocable Trust Agreement dtd 8/24/1993, as amended; as equal Tenants in Common

Legal Description: Part of the SE¼SW ¼ of 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 SE¼SW ¼ 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 along 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.

Document or instrument number of previously recorded documents: N/A

Address of Property: 14151 Wabash Avenue, Council Bluffs, Iowa

Exemption: 21

Warranty Deed

For the consideration of \$1.00 Dollar(s) and other valuable consideration Grantor, Edward L. Morris and Frances M. Morris, as Joint Tenants, do hereby convey to Grantee, Edward L. Morris, Trustee of the Edward L. Morris Revocable Trust created by Revocable Trust Agreement dtd 8/24/1993, as amended, and Frances M. Morris, Trustee of the Frances M. Morris Revocable Trust created by Revocable Trust Agreement dtd 8/24/1993, as amended, as equal Tenants in Common, the following described real estate in Pottawattamie County, Iowa:

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

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: June 11, 2013.

Edward L. Morris
Edward L. Morris

Frances M Morris

STATE OF NEBRASKA)
COUNTY OF Douglas) SS:

This instrument was acknowledged before me on June 11, 2013, by Edward L. Morris and Frances M. Morris.

n June 11, 2013, by Edward L. Morris and
Michael L. Lazar
 Notary Public