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Tx: 4980403

2019-14759

RECORDER MARK BRANDENBURG

POTTAWATTAMIE COUNTY, IA

FILE TIME: 11/20/2019 03:22:55 PM

RECORDING FEE	15.00
AUDITOR FEE	5.00
RMA FEE	1.00
ECM FEE	1.00

R FEES 15.00 RMA \$ 1.00

A FEES 5.00 ECOM \$ 1.00

T TAX\$ \_\_\_\_\_

Prepared by: David Vermillion, City of Council Bluffs Public Works, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 328-4634  
 Return to: David Vermillion, City of Council Bluffs Public Works, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 328-4634

### WARRANTY DEED For Right of Way

For the consideration of ONE DOLLAR (\$1.00) and other valuable consideration, COUNCIL BLUFFS X, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, GRANTOR as hereinafter set forth does hereby deed to THE CITY OF COUNCIL BLUFFS, IOWA, A MUNICIPAL CORPORATION IN THE COUNTY OF POTTAWATTAMIE AND STATE OF IOWA, GRANTEE, the following property described as follows:

A PARCEL OF LAND BEING A PORTION OF LOT 15, BLOCK 36, CENTRAL SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15;  
 THENCE ALONG THE WEST LINE OF SAID LOT 15, NORTH 01 DEGREE 55 MINUTES 59 SECONDS EAST, 16.96 FEET;  
 THENCE SOUTH 42 DEGREES 57 MINUTES 42 SECONDS EAST, 23.98 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 15;  
 THENCE ALONG SAID SOUTH LINE, NORTH 87 DEGREES 58 MINUTES 59 SECONDS WEST, 16.93 FEET TO THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINS AN AREA OF 144 s.f. (0.0033 ACRE), MORE OR LESS.

Exemption No. 6 – City Deed.

The Company 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: 2-21-19

COUNCIL BLUFFS X, LLC

By:  \_\_\_\_\_, Grantor(s)  
 NATHAN HEINRICH  
 President of Council Bluffs X LLC

STATE OF ILLINOIS )  
 COUNTY OF ) ss.  
Winnebago )

This record was acknowledged before me this 21<sup>st</sup> day of February, 2019, by  
 NATHAN HEINRICH as President of Council Bluffs X LLC.

  
 Notary Public in and for said State



**AFFIDAVIT**

RE: SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

STATE OF ILLINOIS, COUNTY OF Winnebago, ss:

I, NATHAN HEINRICH, the undersigned, swear or affirm that the following is true and accurate to the best of my knowledge:

1. I am the President for Council Bluffs X LLC,  
(Title) (Name of organization)  
organized in accordance with the laws of the State of Illinois and lawfully operating in the State of Iowa; and
2. In that capacity, I am authorized to sign any and all documentation on behalf of the above named entity regarding the sale or use of the property rights in general or specifically with the City of Council Bluffs, Iowa.

Dated this 21<sup>st</sup> day of Feb, 2019.

  
\_\_\_\_\_  
NATHAN HEINRICH

Subscribed and sworn before me this 21<sup>st</sup> day of February, 2019, by  
NATHAN HEINRICH.

  
\_\_\_\_\_  
Notary Public

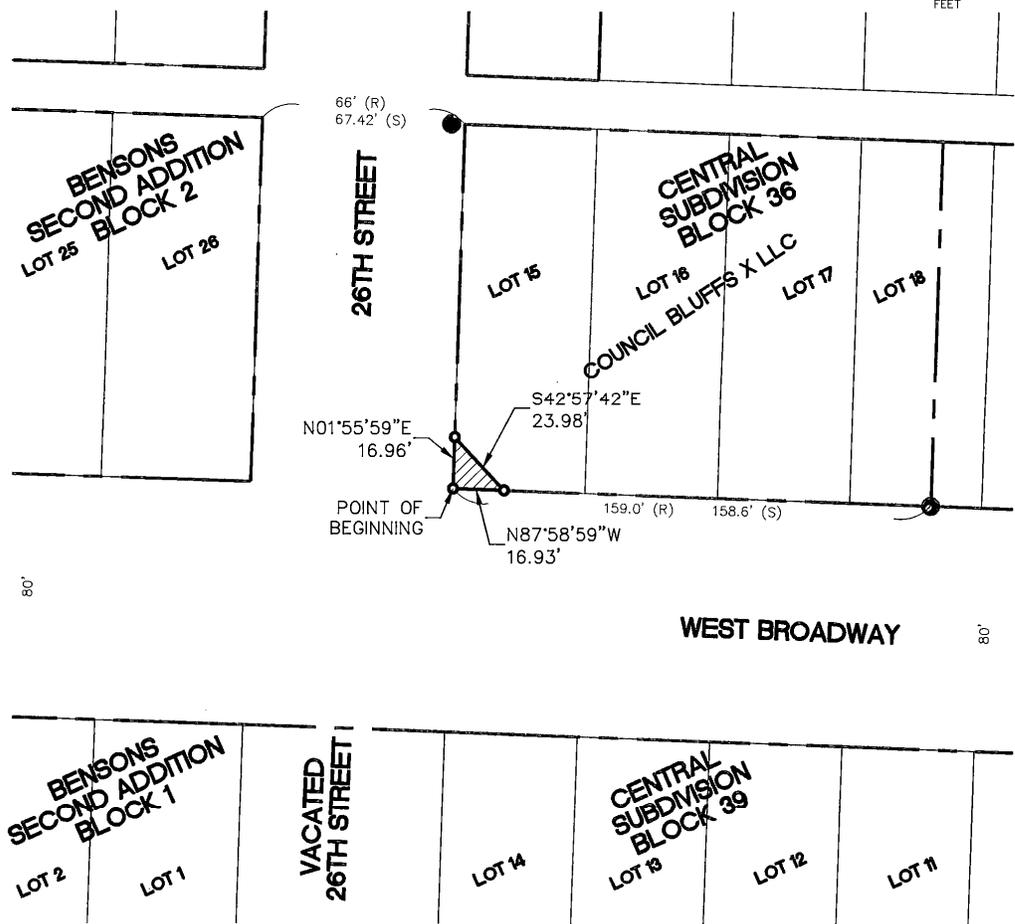
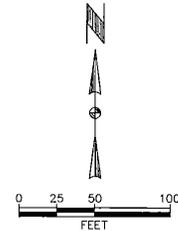


# ACQUISITION PLAT

ACQUIRED FROM COUNCIL BLUFFS X LLC

**LEGEND**

- SET 5/8"x18" REBAR w/YELLOW PLASTIC CAP MARKED "HGM ASSOC. PLS 14415"
- (S) SURVEYED
- (R) RECORDED



**LEGAL DESCRIPTION - LAND ACQUISITION**

A PARCEL OF LAND BEING A PORTION OF LOT 15, BLOCK 36, CENTRAL SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

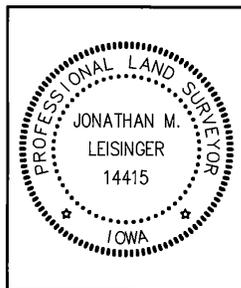
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SAID PARCEL CONTAINS AN AREA OF 144 s.f. (0.0033 ACRE), MORE OR LESS.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Jonathan M. Leisinger* DECEMBER 6, 2018  
JONATHAN M. LEISINGER DATE

LICENSE NUMBER 14415  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018

PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEET 1 OF 1

CONTRACT DATED \_\_\_\_\_  
CONSIDERATION \$ \_\_\_\_\_  
CENTRAL SUBDIVISION \_\_\_\_\_  
TEMPORARY EASEMENT 0 s.f.  
SUBDIVISION \_\_\_\_\_  
BLOCK(S) 36  
LAND ACQUISITION 144 s.f.