

COMPARED

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Filed for record, indexed, and delivered to the county auditor
this 22 day of Dec
A. D. 1993, at 11 o'clock A. M., and
recorded in Book 9471 page 1597
Rec. Fee \$ 1.00 and Fee \$ 5.00 paid

By John Sciorino
George D. Murray Recorder
Deputy

REAL ESTATE TRANSFER
TAX PAID
STAMP #
\$ 156.00
9A
RECORDED
DATE 12-27-93 COUNTY Pottawattamie

9032 ✓

SPACE ABOVE THIS LINE
FOR RECORDER



SPECIAL WARRANTY DEED

For the consideration of Ten and 00/100----- (\$10.00)
Dollars) and other valuable consideration,
Paul E. Delanty and Elsie M. Delanty, husband and wife,

do hereby Convey to
John H. Jerkovich (a married person)

the following described real estate in Pottawattamie County, Iowa:

See Exhibit "A".

Grantors warrant title generally until July 2, 1992, and against
their acts subsequent to the July 2, 1992, date of a Real Estate
Contract between the grantors and the grantee. This Special
Warranty Deed is in satisfaction of a Real Estate Contract dated
July 2, 1992, and filed July 6, 1992, in Book 93, Page 589.

Entered for Taxation DEC 27 1993

Marilyn Jo Drake COUNTY AUDITOR

Grantors do hereby Covenant with Grantees and successors in interest to Warrant and Defend the real
estate against the lawful claims of all persons claiming by, through or under them, 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 the context.

STATE OF IOWA

Dated: 12-22-93

POTTAWATTAMIE COUNTY, IOWA

On this 22nd day of December
1993, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Paul E. Delanty and Elsie M.
Delanty, husband and wife,

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.

Joe P. Martin
Joe P. Martin Notary Public

(This fee is for recording and recording fee only)



Paul E. Delanty
Paul E. Delanty (Grantor)

Elsie M. Delanty
Elsie M. Delanty (Grantor)

(Grantor)

(Grantor)

COMPASS

EXHIBIT A

All that part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 19 lying North of Mosquito Creek, and all that part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 19 lying East of ditch known as County Ditch and East of Public Highway, and all that part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 19 lying East of Public Highway and North and West of Mosquito Creek, and all that part of SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 19 lying North and West of Mosquito Creek, all in Township 74, Range 43, in Pottawattamie County, Iowa except the easement for Mosquito Creek Drainage Ditch and except that part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ conveyed to the Iowa Power and Light Company as recorded in Book 1066, Page 437,* subject to easements of record and right-of-ways of Public Highways, situated in Pottawattamie County, Iowa.

except

Part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 19 T74N R43W of the 5th P.M., lying Easterly of the Easterly R.O.W. of Navajo Street, City of Council Bluffs, Pottawattamie County Iowa, Described as follows: Commencing at the W $\frac{1}{4}$ Corner Sec. 19-74-43, thence along the South line SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 19 S89°55'51"E 202.45 Feet to the centerline of Navajo Street, thence along said Street N30°18'34"E 729.88 Feet to a point of curvature, thence on a 381.79 Foot radius curve to the left an arc length of 273.88 Feet (Chord N9°45'30"E-268.04'), thence N10°47'30"W 315.21 Feet to a point of curvature, thence on a 473.56 Foot radius curve to the right an arc length of 123.32 Feet (Chord N3°19'54"W-122.97'), thence S83°52'18"E 33.00 Feet to the Easterly R.O.W. of Navajo Street and the point of beginning, thence along said Easterly R.O.W. N4°07'42"E 229.97 Feet, thence departing said R.O.W. S87°55'54"E 240.00 Feet, thence S1°11'46"E 240.00 Feet, thence N88°04'05"W 262.18 Feet to the Easterly R.O.W. of Navajo Street in a curve, thence Northerly along said R.O.W. on a 440.56 Foot radius curve to the right an arc length of 10.42 Feet (Chord N3°26'40"E-10.42) to the point of beginning.

Said Parcel "A" contains 1.383 acres exclusive of any public R.O.W.

and except the

Easement reserved to the Grantors for a four inch (4") sewer line approximately twenty-eight inches (28") deep starting at the North lot line of the excepted parcel and proceeding North approximately six feet (6') east of existing fence for a distance of three hundred eighty feet (380') at about a six foot (6') depth at the lift station.

* The legal description of the property conveyed to the Iowa Power and Light Company is as follows:

A tract of ground in the Southeast part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 19, Township 74 North, Range 43 West of the 5th P.M., more particularly described as follows: Beginning at a point on the East line of the said NE $\frac{1}{4}$ NW $\frac{1}{4}$ which is 1,042.86 feet South of the Northeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 00° 02' West 862.68 feet; thence on a course parallel to and 250 feet from the Mosquito Creek right-of-way as follows: Thence South 31° 06' West 1425.0 feet; thence South 01° 25' East 223.86 feet to the South line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 19; thence South 89° 50' East 508.03 feet to the center of Mosquito Creek; thence North 00° 47' East along the center line of the channel 215.0 feet; thence North 31° 09' East 149.93 feet to the point of beginning; subject to easements for Mosquito Creek Drainage Ditch #22 and easement for pipeline in existence or of record.

04/20/15000 EXHIBIT A.csh

94-21599