

2015-04268

RECORDER MARK BRANDENBURG  
POTTAWATTAMIE COUNTY, IA  
FILE TIME: 04/15/2015 10:37:38 AM  
REC: 15.00AUD: 5.00T TAX: 671.20  
RMA: 1.00ECM: 1.00

Preparer: Clear Title & Abstract, LLC, 535 W. Broadway Ste 203, Council Bluffs, IA 51503 (402) 934-1524

Individual Name	Street Address	City	Phone
	SPACE ABOVE THIS LINE FOR RECORDER		

Return to and Tax Statement Address: *Koley Jensen Law*  
*1125 S. 103rd St*  
*Omaha NE 68124*

**WARRANTY DEED**

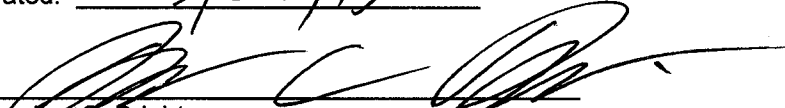
For the consideration of One and 00/100 Dollar(s) and other valuable consideration, Bradley C. Bright, a single person, GRANTOR do hereby convey to Security National Bank of Omaha, GRANTEE, the following-described real estate in Pottawattamie, County, Iowa:

SEE EXHIBIT "A" ATTACHED HERETO

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple, that they 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 the context.

Dated: 3/23/15

  
\_\_\_\_\_  
Bradley C. Bright

SEE ATTACHED CERTIFICATE  
DATE 03/23/2015 NOTARY INITIALS JB

State of \_\_\_\_\_  
County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by Bradley C. Bright, a single person.

*See attached*

\_\_\_\_\_  
Signature of Notarial Officer

My Commission expires: \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

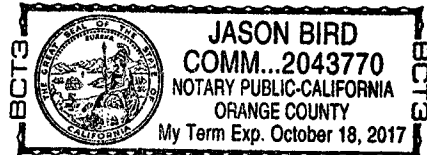
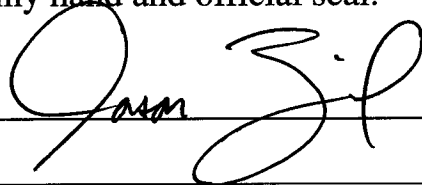
State of California  
County of Orange

On March 23rd, 2015 before me, Jason Bird, Notary Public,  
personally appeared Bradley C. Bright,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by  
his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf  
of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California  
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



## ADDITIONAL INFORMATION (OPTIONAL)

### DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of pages 1 Document Date 03/23/2015

none

(Additional information)

### NOTARY PUBLIC CONTACT INFORMATION

The UPS Store  
668 N Coast Hwy  
Laguna Beach, CA 92651

949-494-4420 tel  
949-494-9850 fax

store0120@theupsstore.com  
www.TheUPSStoreLocal.com/0120

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 20150022

That part of Lots 3 and 4, Auditor's Subdivision of part of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Lots 2 and 4, Auditor's Subdivision of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Lot 11, Auditor's Subdivision of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and part of Lot 3, Auditor's Subdivision of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 6, Township 74 North, Range 43 West of the 5th P.M., Pottawattamie County, Iowa, described as follows: Beginning at the NE corner of said Lot 4; thence S38°36'41" E (assumed bearing) on the Northeasterly line of said Lot 4, 27.66 feet; thence S50°18'19" W, 213.49 feet to a point on the South line of said Lot 3; thence S89°57'38" W on the South line of said Lot 3, 172.37 feet; thence N50°18'19" E, 354.92 feet to a point on the Northeasterly line of said Lot 3; thence S38°48'44" E on the Northeasterly line of said lot 3, 60.68 feet; thence S30°36'41" E on the Northeasterly line of said Lot 3, 22.29 feet to the point of beginning. Together with easements granted by the City of Council Bluffs, Iowa under Resolution No. 77-190 recorded July 18, 1977 in the office of the Register of Deeds of Pottawattamie County, Iowa in Book 78 at Page 1097 and subject to one certain Declaration of Easement recorded in the Office of the Register of Deeds of Pottawattamie July 18, 1977 in Book 78 at Page 1094 and subject to one certain Declaration of Easement recorded in the Office of the Register of Deeds of Pottawattamie County, Iowa on July 13, 1977 in Book 78 at Page 1091

File No.: 20150022  
Exhibit A Legal Description