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Tx:4054016

2015-14020
RECORDER MARK BRANDENBURG
POTTAWATTAMIE COUNTY, IA
FILE TIME: 10/23/2015 2:39:49 PM
REC: 10.00AUD: 5.00T TAX:
RMA: 1.00ECM: 1.00

R FEE \$ 10⁰⁰ RMA \$ 1⁰⁰
A FEE \$ 5⁰⁰ ECOM \$ 1⁰⁰
T TAX \$ _____

Property Information: LARRY HANSEN 828 IRONWOOD COURT COUNCIL BLUFFS IA 51503
Individual Name Street Address City State Zip

TAX STATEMENTS TO: P.O. BOX 492 COUNCIL BLUFFS IA 51502
Phone (Space above this line for recorder)

Know All Men by These Presents:

RETURN TO: SAME AS ABOVE

THAT LARRY HANSEN - PRESIDENT SOLEOWNER
GENERAL PROPERTY MANAGEMENT LLC.
of POTTAWATTAMIE County, and State of IOWA, in consideration of the sum of
0 DOLLARS,
to me in hand paid by GENERAL PROPERTY MANAGEMENT LLC.
of POTTAWATTAMIE County, and State of IOWA, do hereby
sell, CONVEY and QUIT CLAIM unto the said GENERAL PROPERTY MANAGEMENT LLC.

the following described premises, situated in the county of POTTAWATTAMIE, and
State of Iowa, to-wit:

SEE EXHIBIT A

EX 21

Signed this October 22nd day of October, 2015

STATE OF IOWA,
POTTAWATTAMIE COUNTY, I am
On this 22nd day of October, 2015 before me,
Camber Reed, a Notary Public in
and for Pottawattamie County, Iowa, personally appeared

Larry Lee Hansen

Larry Lee Hansen
PRESIDENT SOLEOWNER

to me known to be the identical person named herein and who executed the foregoing instrument and acknowledged that he
executed same as his voluntary act and deed.

Camber Reed
Notary Public.



EXHIBIT A

LEGAL DESCRIPTION: PARCEL "A"

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH $89^{\circ}40'30''$ WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE NORTH RIGHT OF WAY LINE OF EAST SOUTH OMAHA BRIDGE ROAD, A DISTANCE OF 454.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH $0^{\circ}00'00''$ EAST A DISTANCE OF 145.00 FEET; THENCE SOUTH $89^{\circ}40'30''$ EAST A DISTANCE OF 54.00 FEET; THENCE NORTH $0^{\circ}00'00''$ EAST A DISTANCE OF 455.00 FEET; THENCE NORTH $89^{\circ}40'30''$ WEST A DISTANCE OF 158.00 FEET; THENCE SOUTH $0^{\circ}00'00''$ WEST A DISTANCE OF 600.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID EAST SOUTH OMAHA BRIDGE ROAD; THENCE SOUTH $89^{\circ}40'30''$ EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID EAST SOUTH OMAHA BRIDGE ROAD, A DISTANCE OF 94.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.86 ACRES, MORE OR LESS. SAID PARCEL IS SUBJECT TO ALL EASEMENTS OF RECORD, IF ANY.

NOTE: THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IS ASSUMED TO BEAR NORTH $89^{\circ}40'30''$ WEST FOR THIS DESCRIPTION.

LEGAL DESCRIPTION: PARCEL "B"

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH $89^{\circ}40'30''$ WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE NORTH RIGHT OF WAY LINE OF EAST SOUTH OMAHA BRIDGE ROAD, A DISTANCE OF 238.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH $89^{\circ}40'30''$ WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID EAST SOUTH OMAHA BRIDGE ROAD, A DISTANCE OF 248.00 FEET; THENCE NORTH $0^{\circ}00'00''$ EAST A DISTANCE OF 145.00 FEET; THENCE SOUTH $89^{\circ}40'30''$ EAST A DISTANCE OF 54.00 FEET; THENCE NORTH $0^{\circ}00'00''$ EAST A DISTANCE OF 455.00 FEET; THENCE SOUTH $89^{\circ}40'30''$ EAST A DISTANCE OF 158.00 FEET; THENCE SOUTH $0^{\circ}00'00''$ WEST A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.26 ACRES, MORE OR LESS. SAID PARCEL IS SUBJECT TO ALL EASEMENTS OF RECORD, IF ANY.

NOTE: THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IS ASSUMED TO BEAR NORTH $89^{\circ}40'30''$ WEST FOR THIS DESCRIPTION.

THE PURPOSE OF THIS DEED IS TO CREATE TWO SEPARATE PARCELS