

L T S C	DOCUMENT No. <u>1165</u>	FILED FOR RECORD THE <u>20th</u>	DAY OF	STATE OF IOWA, FREMONT COUNTY,
	RECORDING FEE \$ <u>8.50</u>	<u>September</u>	19 <u>73</u>	AT <u>12:25</u>
	TRANSFER FEE - \$ <u>1.00</u>	O'CLOCK <u>P.</u>	M. BOOK <u>67</u>	PAGE <u>505</u>
				By <u>Thomson C Marshall</u> <u>Thomson C Marshall</u>

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT HURON ASSOCIATES, having its principal place of business at Sewickley, Allegheny County, State of Pennsylvania, a Pennsylvania limited partnership, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid, does hereby CONVEY unto PAMIDA, INC., a Nebraska corporation, whose address is 8800 "F" Street, Omaha, Nebraska, the real estate situated in Fremont County, Iowa, and described in Exhibit "A" attached hereto and by this reference incorporated herein; RESERVING, however, unto said Huron Associates and its successors and assigns, for the use and benefit of said Huron Associates and its successors and assigns and all present and future tenants, licensees and occupants of the real estate described in Exhibit "B" attached hereto and by this reference incorporated herein and their respective employees, customers, licensees and invitees, a permanent, perpetual and non-exclusive easement and right-of-way over, upon and across (a) the North 70 feet of the West 202 feet of the East 232 feet of the real estate conveyed by this deed, for purposes of parking, (b) the East 30 feet of the real estate conveyed by this deed, for purposes of access to and from the real estate described in said Exhibit "B", and (c) the following described portion of the real estate conveyed by this deed, to-wit: Beginning at the Northwest corner of the real estate conveyed by this deed; thence South a distance of 139 feet; thence East a distance of 165 feet; thence South a distance of 100 feet; thence East a distance of 30 feet; thence North a distance of 130 feet; thence West a distance of 165 feet; thence North a distance of 109 feet; thence West a distance of 30 feet to the point of beginning, for purposes of access to and from the real estate described in said Exhibit "B", such easement and right-of-way to run with the lands respectively benefitted and burdened thereby and to constitute an easement appurtenant to the real estate described in said Exhibit "B".

And said Huron Associates hereby covenants with said Pamida, Inc., and successors in interest, that it holds the real estate described in said Exhibit "A" by title in fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as set forth in said Exhibit "A"; and it covenants to Warrant and Defend the said premises against the lawful claims of all persons claiming by, through and under it.

IN WITNESS WHEREOF, said Huron Associates has caused this instrument to be duly executed this 5th day of SEPTEMBER, 1973.

HURON ASSOCIATES, a Pennsylvania
Limited Partnership

By: David Bolger
David Bolger, General Partner

Address: c/o David Bolger
Camp Meeting Road Extension
Sewickley, Pennsylvania

Consideration for this Deed, less than \$500.00.

CONTINUED ON NEXT PAGE

EXHIBIT "A"

PROPERTY CONVEYED BY HURON ASSOCIATES TO PAMIDA, INC.

All of the following described parcel of land located in the SE 1/4 of the NE 1/4 and in the NE 1/4 of the NE 1/4, all in Sec. 24, T69N, R40W of the 5th P.M., Fremont County, Iowa, except the N 261.0 ft. thereof: Commencing at the E 1/4 Cor. of Sec. 24 thence N00°00'W, along the east line of Sec. 24, 835.1 ft.; thence N90°00'W, 88.6 ft. to the point of beginning which is a point on the west right of way line of U. S. 59 Highway; thence N00°24'W, along the west right of way line of U.S. 59 Highway, 500.0 ft.; thence N90°00'W 482.0 ft.; thence S00°00'W, 400.0 ft. to the NW Cor. of Lot 2 as shown on page 318 of Irregular Survey Bk. 2 in the Fremont County Recorder's Office; thence N90°00'E, 165.0 ft. to the NE Cor. of said Lot 2; thence S00°00'W, along the east line of said Lot 2, 100.0 ft.; thence N90°00'E, 320.8 ft. to the point of beginning. Said parcel contains 5.18 acres more or less. Note: For the purpose of the above description, the east line of Sec. 24 is assumed to bear due north and south.

Subject to access restrictions, easements and easement agreements of record.

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EXHIBIT "B"

PROPERTY BENEFITTED BY EASEMENT RESERVED
IN DEED FROM HURON ASSOCIATES TO PAMIDA, INC.

The north 261.0 ft of the following described parcel of land located in the SE 1/4 of the NE 1/4 and in the NE 1/4 of the NE 1/4, all in Sec. 24, T69N, R40W of the 5th P.M., Fremont County, Iowa: Commencing at the E 1/4 Cor. of Sec. 24 thence N00°00' W, along the east line of Sec. 24, 835.1 ft.; thence N90°00'W, 88.6 ft. to the point of beginning which is a point on the west right of way line of U. S. 59 Highway; thence N00°24'W, along the west right of way line of U. S. 59 Highway, 500.0 ft; thence N90°00'W 482.0 ft.; thence S00°00'W, 400.0 ft. to the NW Cor. of Lot 2 as shown on page 318 of Irregular Survey Bk. 2 in the Fremont County Recorder's Office; thence N90°00'E, 165.0 ft. to the NE Cor. of said Lot 2; thence S00°00'W, along the east line of said Lot 2, 100.0 ft.; thence N90°00'E, 320.8 ft. to the point of beginning. Said parcel contains 5.18 acres more or less.

Note: For the purpose of the above description, the east line of Sec. 24 is assumed to bear due north and south.