

INST # 22722 ✓  
RECORDING FEE 15.00  
AUDITOR FEE 5.00  
RMA FEE 1.00 ECOM 1.00

**COMPARED**  
FILED FOR RECORD  
POTTAWATTAMIE CO. IA  
2005 JUN -3 AM 9:39  
JOHN SCORTING  
RECORDER

REAL ESTATE TRANSFER TAX PAID	
STAMP#	
\$ <u>911.20</u>	
<u>9.5.</u>	
RECORDED	Pottawattamie
DATE	COUNTY

Preparer  
Information Jack E. Ruesch, 25 Main Place #200, Council Bluffs, (712) 325-9000  
Individual's Name Street Address City Phone  
Jack E. Ruesch ISBA # 04756

SPACE ABOVE THIS LINE FOR RECORDER

### SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, One Renaissance Center, LLC does hereby Convey to City of Council Bluffs, Iowa the following described real estate in Pottawattamie County, Iowa:

See Exhibit A attached

Grantor does hereby covenant with Grantee 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.

Dated: 4-25-05

One Renaissance Center, LLC,  
an Iowa limited liability

By: James Riskowski  
James Riskowski  
Managing Member

Entered for Taxation

JUN 3 2005

Marilyn J. Drake COUNTY AUDITOR

STATE OF NEBRASKA, COUNTY OF DOUGLAS

This instrument was acknowledged before me on April 25, 2005  
by One Renaissance Center, LLC, an Iowa limited liability company by James Riskowski,  
managing member.



Teresa Parke  
Notary Public

BK105PG22643

Legal Description

A parcel of land being part of Government Lot 3 of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 28 and part of Government Lot 1 of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 33 all in Township 75 North, Range 44 West of the Fifth Principal Meridian, City of Council Bluffs, Pottawattamie County, Iowa, more particularly described as follows:

Commencing at the southwest corner of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of said Section 33;

thence along the west line of said Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4), North 0 degrees 00 minutes 00 seconds East, 1325.50 feet to the northwest corner of said Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4);

thence along the north line of said Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4), South 89 degrees 34 minutes 00 seconds East, 63.44 feet to the easterly right-of-way line of the Council Bluffs Missouri River Levee and the TRUE POINT OF BEGINNING;

thence along said easterly right-of-way line, North 12 degrees 45 minutes 09 seconds East, 781.59 feet to the south right-of-way line of Avenue B;

thence along said south right-of-way line, North 89 degrees 41 minutes 47 seconds East, 629.23 feet;

thence South 31 degrees 28 minutes 44 seconds East, 91.53 feet to the beginning of a curve, concave westerly, having a radius of 78.00 feet;

thence southeasterly along said curve, through a central angle of 52 degrees 29 minutes 12 seconds, 71.45 feet;

thence South 21 degrees 00 minutes 28 seconds West, 63.48 feet to the beginning of a curve, concave southeasterly, having a radius of 84.67 feet;

thence southwesterly, along said curve, through a central angle of 29 degrees 08 minutes 01 second, 43.05 feet;

thence South 8 degrees 07 minutes 33 seconds East, 57.13 feet;

thence South 11 degrees 38 minutes 41 seconds West, 148.11 feet;

thence South 27 degrees 47 minutes 34 seconds East, 167.86 feet;

thence North 64 degrees 43 minutes 55 seconds East, 51.25 feet;

thence South 22 degrees 46 minutes 19 seconds East, 80.12 feet to the northerly right-of-way line of Interstate No. 480/Relocated Avenue A;

thence along said northerly right-of-way line the following five courses:

1. South 62 degrees 46 minutes 29 seconds West, 391.71 feet;
2. South 69 degrees 15 minutes 18 seconds West, 191.41 feet;
3. South 70 degrees 31 minutes 47 seconds West, 288.54 feet;
4. South 83 degrees 48 minutes 30 seconds West, 145.66 feet;
5. South 78 degrees 45 minutes 00 seconds West, 73.86 feet to the easterly right-of-way line of the Council Bluffs Missouri River Levee;

thence along said easterly right-of-way line, North 19 degrees 29 minutes 11 seconds West, 6.95 feet;

thence continuing along said easterly right-of-way line, North 12 degrees 45 minutes 09 seconds East, 258.87 feet to the TRUE POINT OF BEGINNING.

Said parcel contains an area of 16.023 acres, more or less.