

WARRANTY DEED

Know All Men by These Presents: That Neil C. Durick and Eva R. Durick,
husband and wife,

in consideration
of the sum of Two Hundred Thousand and No/100 Dollars (\$200,000.00)
in hand paid do hereby Convey unto Sundel Plaza, Inc., an Iowa Corporation,

the following described real estate, situated in Pottawattamie County, Iowa, to-wit:

That portion of Street's Addition and Cochran's Addition to Council Bluffs, Iowa, and the vacated alleys in or near said additions more particularly described on the attached "Description of Real Estate" which is incorporated herein as if set out in full.

This conveyance is made pursuant to the provisions of the real estate contract between grantors and grantee dated August 27, 1969, and recorded in Book 1495 at Page 247 of the records of Pottawattamie County, Iowa. Sellers warrant generally to the date of that real estate contract and specially as against their own acts only thereafter.

STATE OF IOWA, Pottawattamie County
Filed for Recording
1970 JAN 13
Book 1498 Page 157

449

Recording Fee 2.50
Transfer Fee 10.00

By J. Peter Peters Notary

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have 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 may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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.

Signed this 13th day of January 19 70

Neil C. Durick
Neil C. Durick

Eva R. Durick
Eva R. Durick

STATE OF IOWA }
COUNTY OF POTTAWATTAMIE }

On this 13th day of January 19 70 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Neil C. Durick and Eva R. Durick, husband and wife,

to be 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.

J. Peter Peters
Notary-Public in and for said County

REAL ESTATE
TRANSFER TAX

Cancelled 1-16-70
J.P.

STATE OF IOWA
POTTAWATTAMIE COUNTY
JAN 20 1970

1970 \$720.00 TRFR. FEE 0

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Please type or print name under signature-14 REC. Sec. 333.2 Code of Iowa

COMPARED

DESCRIPTION OF REAL ESTATE

Lots 1, 2, 3, and 4 and the East 39 feet of Lot 5 in Block 1 in Street's Addition to Council Bluffs, Iowa.

Lots 1, 2, 3, and 6 in Block 3 in Cochran's Addition to Council Bluffs, Iowa.

The east half of the vacated north and south alley adjoining Lots 1, 2, and 3 in Block 3 in Cochran's Addition to Council Bluffs, Iowa, on the west and the west half of said vacated alley adjoining Lot 6 in said Block 3 on the east.

The vacated alley between Block 1 in Street's Addition and Block 3 in Cochran's Addition to Council Bluffs, Iowa, abutting the south property lines of Lots 1, 2, 3, 4, and the East 39 feet of Lot 5 in Block 1 in Street's Addition and which abuts the north property lines of Lots 1 and 6 and the vacated alley between said lots in Block 3 in Cochran's Addition.

Said vacated alleys being subject to easements of record and the reservation of right for easements with respect to public utilities for the City of Council Bluffs.

Portions of the above described real estate are subject to the easement for a natural gas pipeline and the easement for a low pressure gas distribution main granted and conveyed by grantors to Northern Natural Gas Company, a corporation operating as Peoples Natural Gas Division, its successors and assigns, dated November 14, 1969, which easements were granted pursuant to the provisions of Paragraph 13 of the real estate contract between grantors and grantee.