



017304

R Fee 20.00

A Fee 10.00

T Tax 110.40

**COMPARED**

**WARRANTY DEED**  
(CORPORATE GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104  
Recorder's Cover Sheet

**Preparer Information:** (name, address and phone number)

*Ret* Michael J. Winter, 541 Sixth Avenue, Council Bluffs, IA 51503, Phone: (712) 322-0133

**Taxpayer Information:** (name and complete address)

Virgil and Virginia Anderson, 435 McKenzie Ave., Council Bluffs, Iowa 51503

**Return Document To:** (name and complete address)

Virgil & Virginia Anderson, 435 McKenzie Ave., Council Bluffs, Iowa 51503

**Grantors:**

Red Door Development Co., Inc.

**Grantees:**

Virginia M. Anderson and  
Virgil D. Anderson

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

Entered for Taxation  
APR 23 2007  
County Auditor  
*William J. Drake*

**COMPARED**

Michael J. Winter

**WARRANTY DEED  
(CORPORATE GRANTOR)**

For the consideration of one Dollar(s) and other valuable consideration, Red Door Development Co., Inc., an Iowa Corporation, a corporation organized and existing under the laws of Iowa does hereby Convey to Virginia M. Anderson and Virgil D. Anderson, wife and husband as joint tenants with full rights of survivorship the following described real estate in Pottawattamie County, Iowa:

See attached Exhibit "A"

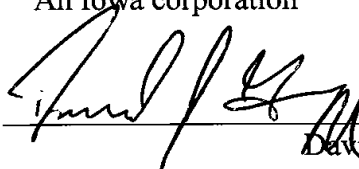
The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: April 11, 2007

RED DOOR DEVELOPMENT CO. INC.,  
An Iowa corporation

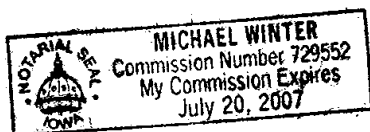
By

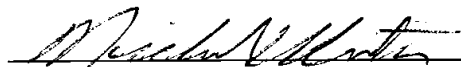


David Gaupp, president

STATE OF IOWA, COUNTY OF POTTAWATTAMIE

This instrument was acknowledged before me on 11 day of April, 2007, by David Gaupp as president of DAVID GAUPP.



  
\_\_\_\_\_, Notary Public

## LEGAL DESCRIPTION:

A tract of land located in the SE 1/4 of Section 15 together with a tract of land located in the North 1/2 of the NE 1/4 of Section 22, both being in Township 75 North, Range 43 West of the 5<sup>th</sup> P.M., Pottawattamie County, Iowa, being more particularly described as follows: Beginning at the South 1/4 corner of said Section 15; thence North 00 degrees 00' 00" East (assumed bearing) along the West line of said SE 1/4 of Section 15, 1484.33 feet to the intersection of the Southeasterly right of way line of Interstate Highway 80 and said West line of the SE 1/4 of Section 15; thence North 25 degrees 25' 38" East along said right of way line 87.93 feet to a right of way rail; thence North 24 degrees 00' 34" West along said right of way line; 115.65 feet to a right of way rail; thence North 25 degrees 20' 37" East along said right of way line; 949.41 feet; thence North 38 degrees 18' 18" East along said right of way line; 102.54 feet; thence North 25 degrees 20' 37" East along said right of way line, 40.45 feet to a point being the intersection of said Southeasterly right of way line of Interstate Highway 80 and the North line of said Southeast 1/4 of Section 15; thence North 89 degrees 40' 08" East along said North line, 1390.14 feet to a point being the intersection of said North line and the West line of the East 792.00 feet of said SE 1/4 of Section 15, thence South 00 degrees 13' 22" West along the West line of the East 792.00 feet of said SE 1/4 of Section 15, 1869.93 feet to a point being the intersection of said West line and the South line of the North 550.00 feet of the SE 1/4 SE 1/4 of said Section 15; thence North 89 degrees 38' 21" East along said South line of the North 550.00 feet of the SE 1/4 SE 1/4 of said Section 15, 759.04 feet to the Westerly right of way line of the County Road; thence South 00 degrees 13' 22" West along said right of way line, 491.96 feet to the point of beginning of a curve to the right; thence along said curve and right of way line having a radius of 506.57 feet, an arc length of 513.87 feet, a chord bearing South 28 degrees 53' 12" West whose length is 492.12 feet; thence South 57 degrees 58' 54" West along the Northwesternly right of way line of said county road, 667.28 feet; thence South 51 degrees 29' 54" West along said right of way line, 652.30 feet to the Easterly line of Andress-Brunow Subdivision, a patted and recorded subdivision in Pottawattamie County, Iowa; thence North 13 degrees 55' 29" West along the Easterly line of said Subdivision, 930.08 feet to the Northeasterly corner of said Subdivision and said point also being on the South line of the SE 1/4 of said Section 15; thence South 89 degrees 36' 32" West along the Northerly line of said Subdivision and the South line of said SE 1/4 of Section 15, 799.23 feet to the Northwesternly corner of said Subdivision; thence South 00 degrees 06' 22" West along the West line of said Subdivision, 1322.59 feet

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to the South line of the North  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 22;  
thence South 89 degrees 35' 54" West along said South line, 50.00  
feet; thence North 00 degrees 06' 22" East along a line 50.00 feet  
West of and parallel to the West line of said Subdivision, 1322.60  
feet to a point on the South line of the SE  $\frac{1}{4}$  of said Section 15;  
thence South 89 degrees 36' 23" West, 230.90 feet to the point of  
beginning.