

Doc. No. 9030 4030
WOODBURY COUNTY, IOWA
Filed for record, indexed and delivered
to County Auditor & Recorder on

WOODBURY COUNTY, IOWA
Entered upon the transfer book and
for taxation on

SEP - 7 2004

SEP 07 2004

Time 8:01 AM PM 57⁰⁰
Auditor & Recorder's Fee \$ Pd
By Patrick F. Gill Auditor & Recorder
By L. Storm Designee

Fee \$ 40⁰⁰ Pd.
By Patrick F. Gill, Auditor & Recorder
By E. Whitehouse Designee

Preparer Information Larry A. Storm, Box 27 614 Pierce Street, Sioux City, 712-277-4561
Individual's Name Street Address City State Phone



Address Tax Statement : Jeanene A. Book, Trustee, 6350 Golf View Place, Sioux City, IA 51106

SPACE ABOVE THIS LINE
FOR RECORDER

SPECIAL WARRANTY DEED

For the consideration of One Dollar (\$1.00)-----

~~Consideration~~ and other valuable consideration,
Jeanene A. Book and Larry L. Book, wife and husband,

do hereby Convey to
Jeanene Ann Book as Trustee of the Jeanene Ann Book Revocable Trust created under Agreement dated June 29, 2004

the following described real estate in Woodbury County, Iowa:

See real estate described on Exhibit A attached hereto and incorporated herein by this reference.

Exempt from transfer tax as per Chapter 428A.2(21).

Grantors do Hereby Covenant with Grantees 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.

STATE OF IOWA

Dated: August 31, 2004

WOODBURY COUNTY,

ss:

On this 31st day of August,
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeanene A. Book and Larry L. Book, wife and husband,

Jeanene A. Book
Jeanene A. Book (Grantor)

Larry L. Book
Larry L. Book (Grantor)

to me 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.

(Grantor)

Linda K. Schmall
Notary Public

(This form of acknowledgment is for the grantor(s) only)



EXHIBIT A

PARCEL I:

All that part of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-six (26), Township Eighty-eight (88) North, Range Forty-six (46) EXCEPT that part described as follows:

Commencing at the South Quarter corner of said Section 26, thence North along the centerline of said Section 26 for a distance of 4.460 feet to the point of beginning, thence with an angle to the Right of 90° for a distance of 150 feet, thence with an angle to the Right of 90° South along a line parallel to the centerline of said Section 26 for a distance of 430.15 feet, thence with an angle to the Left of 90° for a distance of 350 feet, thence with an angle to the Left of 90° North on a line parallel to the centerline of said Section 26 for a distance of 930.15 feet, thence with an angle to the Left of 74°20' for a distance of 519.26 feet to the centerline of said Section 26, thence with an angle to the Left of 105° 40' South along said center-line for a distance of 640.1 feet to the place of beginning, in the County of Woodbury and State of Iowa;

And also EXCEPT all that part of the Northeast $\frac{1}{4}$ of Section 26, Township 88 North, Range 46 West of the 5th Principal Meridian in Woodbury County, Iowa, described as follows:

Beginning at the Northwest corner of the Northeast $\frac{1}{4}$ of said Section 26; thence South 88°26'38" East along the North line of said Northeast $\frac{1}{4}$ for 284.84 feet; thence South 0°13'32" East for 261.70 feet; thence North 74°-1'38" West for 297.24 feet to the West line of said Northeast $\frac{1}{4}$; thence North 0°00'00" East along said West line for 187.65 feet to the point of beginning. The West line of the Northeast $\frac{1}{4}$ of said Section 26 is assumed to bear due North for this description.

Parcel II:

The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the East One-half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) all in Section Six (6), Township Eighty-eight (88) North, Range Forty-six (46) West of the 5th P.M. AND the South One-half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the North One-half (N $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) all in Section Five (5), Township Eighty-eight (88) North, Range Forty-six (46) West of the 5th P.J., EXCEPT part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Six (6), Township Eighty-eight (88) North, Range Forty-six (46) West of the 5th Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the SE corner of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence due West along the South line of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ for 186.97 feet to the point of beginning; thence continuing due West along said South line for 924.56 Feet; thence due North for 678.12 Feet; thence N 17°58'52" E for 102.59 Feet; thence S 75° 31'54" E for 743.55 Feet; thence due East for 163.90 Feet; thence S 0°52'35" E for 590.00 Feet to the point of beginning. Containing 14.095 Acres.

PARCEL III:

Lot Nine (9), Whispering Creek an Addition to Woodbury County, Iowa.

PARCEL IV:

Lots One (1), Two (2), and Three (3), Kane's Addition to Sioux City, Woodbury County, Iowa.

PARCEL V:

Lots Four (4), Five (5) and Six (6), in Block Twenty-six (26) and a strip of land Eleven and Five-tenths (11 5/10) Feet wide on the west side of Wall Street (now known as Floyd Boulevard) from the south lien of Fourth Street to the North line of the east and west alley in said Block 26, and abutting on said Lots 4, 5 and 6, in said Block 26, all in Middle Sioux City, in the County of Woodbury and State of Iowa.

PARCEL VI:

Lots 4 and 5 and the west 30 feet of Lot 6, Block 1, Fourth Street Addition to Sioux City, Woodbury County, Iowa also the east ten (10') feet of Lot 6, all of Lot 7, that part of Lots 8 and 9, Block 1, Fourth Street Addition to Sioux City, Iowa and all of Lots 1, 2, and 3, Block 1, and that part of Lots 1, 2, 3, and 4, and all of Lot 5, Block 2, and all that part of Outlot "A", and all that part of vacated Fourth Street lying between said Blocks 1 and 2, and said vacated Fourth Street extended southeasterly across said Outlot "A", all in Fourth Street Addition to Sioux City, Iowa Second Filing, and all being bounded and described as follows:

"Beginning at the northwest corner of the said east 10 feet of Lot 6, Block 1, Fourth Street Addition, thence east along the north lines of the said Lots 6, 7, 8, and 9 in Block 1, Fourth Street Addition for a distance of 80 feet; thence with an angle to the right of 56°36'30" for a distance of 157.40 feet to the west line of Fairmont Street; thence with an angle to the right of 33°17' and south along the west line of said Fairmont Street, a distance of 191.95 feet to the north line of Third Street; thence west along the north line of Third Street, a distance of 167.66 feet to a point which is located 22 feet east of the west line of Fourth Street Addition to Sioux City, Iowa, Second Filing; thence north parallel to the west line of the said Fourth Street Addition, Second Filing, a distance of 176.45 feet to the southwest corner of the said east 10 feet of Lot 6, Block 1, Fourth Street Addition; thence continuing north along the west line of the said east 10 feet of Lot 6, Block 1, Fourth Street Addition, a distance of 147.4 feet to the point of beginning."