

**COMPARED**

FILED FOR RECORD  
POTTAWATTAMIE CO. IA.

2005 DEC 21 AM 9:18

JOHN SCIORTINO  
RECORDER

INST # 012639  
RECORDING FEE 1500  
AUDITOR FEE 500  
RMA FEE 1.00 ECOM 1.00

|                                  |               |
|----------------------------------|---------------|
| REAL ESTATE TRANSFER<br>TAX PAID |               |
| STAMP#                           |               |
| \$                               | <u>45.60</u>  |
| <u>967</u>                       |               |
| RECORDER                         | Pottawattamie |
| DATE <u>12-21-05</u>             | COUNTY        |

**CORPORATION WARRANTY DEED**

**COVER SHEET**

Preparer Information:

Daniel B. Kinnamon, Erickson & Sederstrom, P.C., 10330 Regency Parkway Drive, Omaha, Nebraska 68114

Taxpayer Information: Jonathan L. Block, Vice President and Secretary, Salem Radio Properties, Inc., 4880 Santa Rosa Road, Camarillo, California 93012

Return Document to: Daniel B. Kinnamon, Erickson & Sederstrom, P.C. 10330 Regency Parkway Drive, Omaha, Nebraska 68114

Grantor:

Journal Broadcast Group, Inc.  
720 E. Capitol Drive  
Milwaukee, WI 53212  
Attn: Douglas G. Kiel  
Vice Chairman and CEO

Grantee:

Salem Radio Properties, Inc.  
4880 Santa Rosa Road  
Camarillo, CA 93012  
Attn: Jonathan L. Block  
Vice President and Secretary

Entered for Taxation DEC 21 2005  
*Marilyn G. Drake*, COUNTY AUDITOR

BK 106 PG 12606

NEBRASKA TITLE COMPANY  
4257 S 144TH STREET  
OMAHA, NE 68137

4560

# COMPARED

Prepared by: Daniel B. Kinnamon, Erickson & Sederstrom, P.C., 10330 Regency Parkway Drive, Suite 100, Omaha, Nebraska 68114 (402) 397-2200  
Address Tax Statement: Jonathan L. Block, Vice President and Secretary, Salem Radio Properties, Inc., 4880 Santa Rosa Road, Camarillo, California 93012

## CORPORATION WARRANTY DEED

JOURNAL BROADCAST GROUP, INC., a Wisconsin corporation, organized and existing under the laws of the State of Wisconsin GRANTOR, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration received from GRANTEE, SALEM RADIO PROPERTIES, INC. conveys to GRANTEE, the following described real estate in Pottawattamie County, Iowa:

Real Estate described on the attached Exhibit "A", attached hereto and made a part hereof

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from all liens and encumbrances except the following: (i) subject to and together with Roadway Easement granted in Deed recorded May 13, 1898 in Book 356, Page 274 of the records of Pottawattamie County, Iowa; and (ii) subject to and together with Roadway Easement granted in Warranty Deed recorded May 20, 1898 in Book 356, Page 277 of the records of Pottawattamie County, Iowa;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.

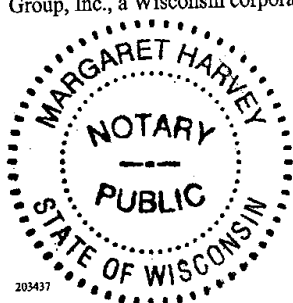
Executed December 6<sup>TH</sup>, 2005, effective December 7, 2005.

JOURNAL BROADCAST GROUP, INC., a  
Wisconsin corporation

By: Todd M. Womack  
Name: TODD M. WOMACK  
Title: VICE PRESIDENT

STATE OF Wisconsin )  
COUNTY OF Milwaukee ) SS.

The foregoing Corporation Warranty Deed was acknowledged before me on December 6, 2005 by TODD M. WOMACK, the VICE PRESIDENT of Journal Broadcast Group, Inc., a Wisconsin corporation, on behalf of the Corporation.



Margaret Harvey  
Notary Public  
My Commission expires: 2-18-07

EXHIBIT "A"

A tract of land 600 feet long East and West and 600 feet wide North and South, situated in the Northeast corner of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 21, Township 74 North, Range 44 West of the 5th P.M., in Pottawattamie County, Iowa, said Quarter Section also known as Government Lot 2, in said Section, excepting and reserving to Gustav Kaderelt, his heirs and grantees a perpetual easement of way not exclusive, however, but in common with grantee and its successors and grantees for road purposes over, along and across the North 16 feet of said grant, all being subject to an easement for road purposes over and across a tract of land in the Northeast corner of the tract herein conveyed, said land being subject to said easement, being described as follows: Commencing at the Northeast corner of Government Lot 2; running thence south 16 feet; thence West 8 feet; thence Northwest, to a point on the North line of Government Lot 2, 16 feet from the point of beginning; thence East 16 feet to the Point of Beginning; which easement was granted by August Kaderelt to Carl Broweleit, his heirs and grantees on May 13, 1898 and which was recorded May 20, 1898, in Book 356, Page 277 of the Records of Pottawattamie County, Iowa.

Also, the North 16 feet of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 21, Township 74 North, Range 44 West of the 5th P.M., for road purposes in common with Gustav Kaderelt and his heirs and assigns, and with the heirs and assigns of Carl Broweleit and wife, as provided in a deed wherein said Carl Broweleit and wife appear as Grantors and August Kaderelt appears as Grantee, said Deed dated May 13, 1898 and recorded in Book 356 at Page 274 of the Records of Pottawattamie County, Iowa, and which road provides access to and from the North and South county Road along the East side of the Southwest Quarter of the Northeast Quarter of said Section 21, it being the intention to provide Grantee herein, its successors and assigns, with a way of ingress and egress to the tract herein conveyed.