

2013-10845

**RECORDER JOHN SCIORTINO
POTTAWATTAMIE COUNTY, IA
FILE TIME: 07/15/2013 10:43:29 AM
REC: 15.00AUD: 15.00T TAX: 3999.20
RMA: 1.00ECM: 1.00**

This instrument prepared by: Janet Clark, TitleCore, LLC, 1905 Harney Street, Suite 102, Omaha, Nebraska 68102, 402/498-8446

SPACE ABOVE THIS LINE FOR RECORDER

Address tax statement: EEO, LLC, an Iowa limited liability company, 1010 34th Avenue, Council Bluffs IA 51501

WARRANTY DEED (PARTNERSHIP)

For the consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, **T & K O'NEILL FAMILY PARTNERSHIP, L.L.P., an Iowa limited liability partnership**, hereinafter referred to as Grantor does hereby grant, bargain, sell, convey and confirm to **EEO, LLC, an Iowa limited liability company**, hereinafter referred to as Grantee, the following described real estate in **Pottawattamie County, Iowa**:

See Attached Exhibit "A"

This deed given subject to easements and restrictions of record, if any.

The Grantor hereby covenants with Grantee, and their successors in interest, that Grantor holds the real estate by title in fee simple; that they have 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 Grantor covenants to warrant and defend the real estate against lawful claims of all persons 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.

The Grantor hereby affirms that this instrument was executed on behalf of the partnership by authority of the partners.

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

12-114497

Executed this 10th day of December, 2012

T & K O'Neill Family Partnership,
L.L.P.
an Iowa limited liability partnership
By: [Signature]
Timothy J. O'Neill, Managing
Partner

STATE OF IA
COUNTY OF Polk

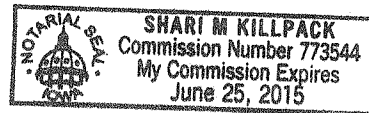
The foregoing instrument was acknowledged before me this 10 day of December, 2012, by Timothy L. O'Neill, as the Managing Partner of T & K O'Neill Family Partnership, L.L.P., an Iowa limited liability partnership, for and on behalf of the partnership. .

Notary Public, State and County aforesaid

[Signature]
Notary Printed Signature

My commission expires:

June 25, 2015



[Signature]

EXHIBIT "A"

LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 12, Township 74 North, Range 44 West of the 5th P.M., Pottawattamie County, Iowa, in the City of Council Bluffs, which is more particularly described as follows: Commencing at the West Quarter corner of said Section 12, thence N90°00'00"E, 33.00 feet; thence along the East right of way of South 11th Street, N00°12'00"E, 70.00 feet; thence N90°00'00"E 1020.02 feet to a point of beginning; thence N00°00'00"E, 449.10 feet; thence N90°00'00"E, 630.00 feet; thence S00°00'00"W, 449.10 feet; thence along the North right of way of 34th Avenue S90°00'00"W 630.00 feet to the point of beginning.

AND

A part of the Northwest Quarter of Section 12, Township 74 North, Range 44 West of the 5th P.M., Pottawattamie County, Iowa, in the City of Council Bluffs, which is more particularly described as follows: Commencing at the West Quarter corner of said Section 12, thence N90°00'00"E, 33.00 feet; thence along the East right of way of South 11th Street N00°12'00"E, 70.00 feet to a point of beginning; thence N00°12'00"E, 449.10 feet; thence N90°00'00"E, 1018.42 feet; thence S00°00'00"W, 449.10 feet; thence along the North right of way of 34th Avenue S90°00'00"W, 1020.02 feet to the point of beginning.

EXCEPT FOR

A parcel of land conveyed to the City of Council Bluffs at Instrument No. 2011-004805 filed April 14, 2011 in the Records Office of Pottawattamie County, Iowa and more particularly described as follows: A parcel of land being a portion of the Southwest Quarter of the Northwest Quarter of Section 12, Township 74 North, Range 44 West of the 5th P.M., City of Council Bluffs, Pottawattamie County, Iowa, being more fully described as follows: Commencing at the West Quarter corner of Section 12; thence along the South line of the Northwest Quarter of said Section 12, S88°07'08"E, 33.00 feet to a point on the East right of way line of South 11th Street; thence along said East right of way line, N02°04'52"E, 70.00 feet to the North right of way line of 34th Avenue; thence along said North right of way line, S88°07'08"E, 888.57 feet to the true point of beginning; thence N02°04'52"E, 25.00 feet; thence S88°07'08"E, 27.00 feet; thence S02°04'52"W, 25.00 feet, to a point on said North right of way; thence along said North right of way line, N88°07'08"W, 27.00 feet to the true point of beginning.