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Tx: 4966139

2018-11206

RECORDER MARK BRANDENBURG

POTTAWATTAMIE COUNTY, IA

FILE TIME: 08/30/2018 10:44:20 AM

RECORDING FEE	10.00
AUDITOR FEE	5.00
RMA FEE	1.00
ECM FEE	1.00

R FEE \$ 10.00 RMA \$ 1.00
 A FEE \$ 5.00 ECOM \$ 1.00
 T TAX \$ _____

Preparer Information: Steven H. Krohn, P.O. Box 249, Council Bluffs, IA 51502-0249 (712) 328-1833
 Return Document to: Collins Investments, LLC, 8811 Oakdale Ct., Plattsmouth, NE 68048
 Address Tax Statement: Collins Investments, LLC, 8811 Oakdale Ct., Plattsmouth, NE 68048

WARRANTY DEED

In consideration of one dollar and other good and valuable consideration, Intelmatic Systems, Inc., an Iowa corporation ("Grantor") does hereby convey unto Collins Investments, LLC, a limited liability company organized under the laws of the State of Nebraska ("Grantee") the following described real estate located in Pottawattamie County, Iowa, to-wit:

Lots 5 and 6 in Block 7, Ferry Addition, Council Bluffs, Pottawattamie County, Iowa

This Deed is given in lieu of foreclosure of a Real Estate Contract-Installments, dated December 30, 2009 in which Grantor is the Buyer and the Grantee is the Seller of the above-described real estate which Real Estate Contract-Installments was recorded in the office of the Pottawattamie County Recorder's Office on January 4, 2010 as Document 2010000026 and which Real Estate Contract-Installments was amended by an Amendment to Real Estate Contract-Installments, dated May 21, 2013 between Grantor as Buyer and Grantee as Seller and which Amendment to Real Estate Contract-Installments was recorded in the office of the Pottawattamie County Recorder's Office on May 23, 2013 as document 2013-08004.

This Deed is an absolute conveyance of the property legally described above and was not given as additional security. This transfer is intended to convey all rights of possession, rights of redemption and all right, title or interest of Grantor in said property of any kind and however arising. The consideration for this Deed is the release and satisfaction of the indebtedness owed by Grantor to Grantee under the above described Real Estate Contract-Installments as amended by the above described Amendment to Real Estate Contract-Installments. This Deed shall not restrict the right of Grantee to institute foreclosure proceedings on the Mortgage if Grantee desires to eliminate other liens on the property, if any such liens exist, but the conveyance by this Deed shall be and is intended and understood to be an absolute conveyance and an unconditional sale, with full extinguishment of Grantor's equity or redemption, and with full release of all Grantor's rights, title and interest of every character in and to the property.

This Deed is exempt from transfer tax pursuant to Iowa Code §428A.2 (18). No Declaration of Value Statement required - Exemption No. 17.

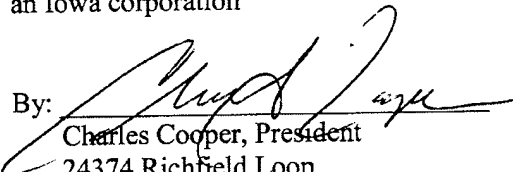
Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except for the Mortgage; and Grantor covenants to Warrant and Defend the real estate against the lawful claims of all persons, except for the Mortgage held by the Grantee referenced above.

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

Dated August 27, 2018

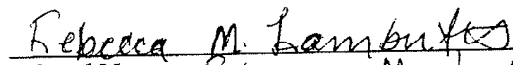
GRANTOR:

Intelmatic Systems, Inc.,
an Iowa corporation

By: 
Charles Cooper, President
24374 Richfield Loop
Council Bluffs, IA 51503

STATE OF IOWA)
) ss:
COUNTY OF POTTAWATTAMIE)

On this 27th day of August, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles Cooper, to me personally known, who being by me duly sworn, did say that he is the President of the corporation executing the within and foregoing instrument to which this is attached, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Charles Cooper as an officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.


Printed Name: Rebecca M. Lambertus
Notary Public in and for said State

