

COMPARED

296-79 10.30 A.
FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR ATTORNEY



WARRANTY DEED

13895

Know All Men by These Presents: That ROBERT R. McLAUGHLIN and wife,
JANIS L. McLAUGHLIN,

in consideration
of the sum of FORTY-TWO THOUSAND & NO/100 DOLLARS (\$42,000.00)
hereby convey unto PATRICK J. MCCARTHY

Grantees Address: 30 1/2 South 56th Street, Omaha, Nebraska 68132
the following described real estate, situated in Pottawattamie County, Iowa, to wit:

A tract of land located in the NW 1/4 of Section 4, Township 77, Range 40, Pottawattamie County, Iowa, more particularly described as follows: Commencing at the NW corner of said Section 4; thence S 00° 00' W (assumed bearing) along the East line of the NW 1/4 of said Section 4, a distance of 1,775.3 feet; thence S 90° 00' W, a distance of 70.0 feet to the Point of Beginning, said point being on the West right-of-way line of Iowa Highway #168; thence S 00° 00' W along the West right-of-way line of said Highway #168, a distance of 95.00 feet; thence S 05° 37' 00" W along the Westerly right-of-way line of said Highway #168, a distance of 200.97 feet to a point in the Northerly right-of-way line of Interstate Highway #80; thence S 44° 59' 20" W along the Northerly right-of-way line of said Interstate #80, a distance of 174.47 feet; thence S 72° 07' W along the Northerly right-of-way line of said Interstate #80, a distance of 49.27 feet; thence N 00° 00' E, a distance of 433.56 feet; thence N 90° 00' E, a distance of 190.00 feet to the Point of Beginning.

It is understood between Sellers and Buyer that the purchase price shall be allocated as follows:

\$20,000.00	- Building
3,500.00	- Land
7,000.00	- Gas tanks, fittings & piping
6,500.00	- New mansard attached to building as condition of sale.

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

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

Signed this 29th day of June, 1979

STATE OF IOWA,

COUNTY OF POTTAWATTAMIE

Robert R. McLaughlin

Janis L. McLaughlin

On this 29th day of June, 1979

The undersigned, Robert R. McLaughlin and Janis L. McLaughlin, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in the Public Records of Pottawattamie County, Iowa, on this 29th day of June, 1979.

Robert R. McLaughlin and
wife, Janis L. McLaughlin,

Maplewood Estates
12801 Spaulding Plaza

Omaha, Nebraska 68164

I am known to be the identical person named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

79 24371

REAL ESTATE
TRANSFER TAX

73-
629-77

29 JUN 79

Filed for record, indexed, and recorded in the county auditor's office this 29th day of June, 1979 A.D.

Please type or print names under signatures as per Sec. 339.2 Code of Iowa