

INST # 20523
RECORDING FEE 10.00
AUDITOR FEE 5.00
RMA FEE 1.00

COMPARED
FILED FOR RECORD
POTTAWATTAMIE CO. IA.
98 JUN 25 PM 3:03
JOHN SCIENTINO
RECORDER

REAL ESTATE TRANSFER	
TAX PAID	
STAMP #	
\$ <u>2.42</u>	
RECORDER	
<u>6-25-98</u>	Pottawattamie
DATE	COUNTY

Preparer: Cambridge Law Firm (712) 243-1663
Lawrence S. Jones
P.O. Box 496, Atlantic, IA 50022

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That JOHNNIE DEAN SCHLUETER, a single person Grantor, in consideration of the sum of One Thousand One Hundred and Ninety Three Dollars and Other Good and Valuable Consideration in hand paid does hereby Convey unto CITY OF SHELBY, IOWA, Grantee, the following described real estate, situated in Pottawattamie County, Iowa, to-wit:

A tract of land located in the Northwest 1/4 of Section 4, Township 77 North, Range 40 West of the 5th P.M., Pottawattamie County, Iowa and being described as follows:

Commencing at the North 1/4 corner of said Section 4; thence South 0° 58' 49" West along the East line of said Northwest 1/4, 1775.30 feet; thence North 89° 01' 11" West, 70.00 feet, said point being on the West right of way line of Iowa Highway No. 168; thence South 0° 58' 49" West along said right of way line, 95.00 feet; thence South 6° 35' 49" West along said right of way line, 140.40 feet to the point of beginning; thence continuing South 6° 35' 49" West along said right of way line, 60.57 feet to a point on the Northerly right of way line of Interstate Highway No. 80; thence South 45° 58' 09" West along said right of way line, 174.47 feet; thence South 72° 03' 46" West along said right of way line, 49.57 feet; thence North 0° 58' 49" East, 200.82 feet; thence South 88° 40' 10" East, 176.17 feet to the point of beginning, and containing 0.56 acres (24,307 sq. ft.) more or less.

and

Entered for Taxation

JUN 25 1998

A perpetual easement to:

Marilyn Jo Drake

COUNTY AUDITOR

A tract of land located in the Northwest 1/4 of Section 4, Township 77 North, Range 40 West of the 5th P.M., Pottawattamie County, Iowa and being described as follows:

Commencing at the North 1/4 Corner of said Section 4; thence South 0° 58' 49" West along the East line of the Northwest 1/4 of said Section 4, a distance of 1775.30 feet; thence North 89° 01' 11" West, a distance of 103.58 feet to the point of beginning; thence South 3° 21' 04" West, along the West line of an existing permanent easement, a distance of 234.75 feet; thence North 88° 40' 10" West, a distance of 20.01 feet; thence North 3° 21' 04" East, a distance of 234.63 feet; thence South 89° 01' 11" East, a distance of 20.02 feet to the point of beginning and containing an area of 0.11 acres (4,694 sq. ft.) more or less.

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.

98-57159

COMPAKED

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

Dated: 1-5-98, 1998.

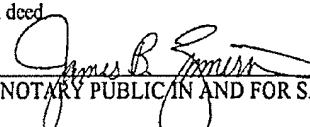

Johnnie Dean Schlueter

STATE OF IOWA,

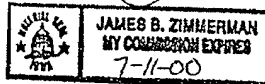
ss:

Shelby COUNTY,

On this 5 day of JANUARY, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHNIE DEAN SCHLUETER, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.


NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

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96-57160