

Preparer: Clear Title & Abstract, LLC, 535 W. Broadway Ste 203, Council Bluffs, IA 51503 (402) 934-1524

Individual Name	Street Address	City	Phone
SPACE ABOVE THIS LINE FOR RECORDER			

Return to and Tax Statement Address: John Boudreau 1 LLC

12713 S. 81st St. Papillion NE 68046
WARRANTY DEED

For the consideration of One and 00/100 Dollar(s) and other valuable consideration, Ernie L. Anderson and Alicia Rangel-Anderson, husband and wife, GRANTORS do hereby convey to John Boudreau 1 LLC, GRANTEE, the following-described real estate in Pottawattamie, County, Iowa:

A part of Lot 87 1/2 Original Plat and Lot 8 in Block 16, Stutsman's Second Addition to Council Bluffs, Iowa, described as: Beginning at a point on the East line of South First Street in Council Bluffs, Iowa, 100 feet S 40 degrees E of the intersection of the Easterly line of First Street with the Northerly line of Original Plat Lot 87 and 1/2, running thence N 49 degrees 100' E 67 feet or to the Easterly line of Lot 8 in Block 16 in Stutsman's Second Addition, thence S one and a fourth W 99 feet to the Northerly line of Madison Avenue, thence Northwest along Madison Avenue two and one fourth feet to an intersection with the Easterly line of South First Street, thence North 40 degrees West 72 feet to the place of beginning, together with a part of Lot 1 in Original Plat Lot 87 in Council Bluffs, Iowa, more particularly described as follows: Commencing at a point on the West line of said Lot 1 which is 99 feet North of the Southwest corner of said Lot, thence South 72 degrees 15"E a distance of 28.2 feet thence S 17 degrees 45"W a distance of 95.2 feet to the North line of Madison Avenue, thence N one and one-fourth degrees E a distance of 99 feet to point of beginning

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold 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 grantors covenant to warrant and defend the real estate against the 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.

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.

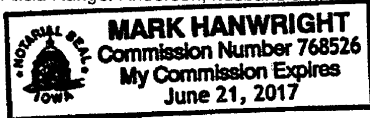
Dated: 7/27/16

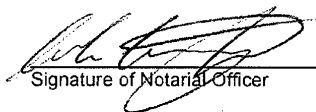

Ernie L. Anderson


Alicia Rangel-Anderson

State of Iowa
County of Pottawattamie

This record was acknowledged before me on 7/27/16 by Ernie L. Anderson and Alicia Rangel-Anderson, husband and wife.




Signature of Notary Officer

My Commission expires: 06/21/17