

Share Part

CONFIDENTIAL

LINDSAY & LINDSAY
11440 W. CENTER ROAD
SUITE A
OMAHA, NE 68144-4421
(402) 330-4424

INST # 19792
RECORDING FEE 5⁰⁰
AUDITOR FEE 10⁰⁰
RMA FEE 1⁵⁰

FILED IN BOOK 100
RECORDS SECTION 100, 1A.
93 JUN 16 AM 9:46
JOHN SCORANTINO
RECORDER

Space Above Line Reserved for Recording Purposes

WARRANTY DEED

LV Partnership, A Nebraska partnership, GRANTOR, in consideration of \$1.00 received from GRANTEE, **Milo P. Vacanti and Charles J. Vacanti**, conveys to GRANTEES, as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A part of NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 3 and a part of NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4 (Government Lot 2) all in Township 74, Range 44, Pottawattamie County, Iowa, in the City of Council Bluffs which is more, particularly described as follows; Commencing at the Northwest corner of said Section 3; thence South 433.15 feet; thence East 174.65 feet to the point of beginning; thence South 00°02'30" West, 400.00 feet; thence along the Northerly right-of-way of a Union Pacific Railroad spur line on the following courses; North 89°37' West, 378.38 feet; thence along a 469.28 foot radius curve to the left 304.52 feet; South 53°12'15" West, 34.25 feet; thence along the Easterly and Southerly right-of-way of 35th Street Diagonal and Nebraska Avenue on the following courses; North 29°21' 30" West, 30.25 feet; North 08°12'20" East, 21.23 feet; North 31°46' 55" East, 41.07 feet; North 53°12' 25" East, 631.49 feet; thence continuing along said right-of-way Easterly along a 256.48 foot radius curve to the right, 166.43 feet; South 89°37' East, 19.40 feet to the point of beginning. Said parcel contains 3.637 acres (158,428 square feet) more or less.

Exemption #21

GRANTOR covenants (jointly and severally, if more than one) with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except covenants, liens, restrictions and encumbrances of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Dated: May 28, 1998.

LV PARTNERSHIP, A Nebraska general partnership

Leonard Lewis

Leonard Lewis, Partner

Milo P. Vacanti

Milo P. Vacanti, Partner

LV CORPORATION, a Nebraska Corporation, as LV Partnership Partner

Charles J. Vacanti

Charles J. Vacanti, Partner

By: *Leonard Lewis*
Leonard Lewis, its President

STATE OF NEBRASKA)
) s.s.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on May 28th, 1998 by Leonard Lewis, Milo P. Vacanti and Charles J. Vacanti, as partners of LV PARTNERSHIP, a Nebraska general partnership.

Jackeline Sue Stover
Notary Public

STATE OF NEBRASKA)
) s.s.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on May 28th, 1998 by Leonard Lewis, as President and on behalf of LV CORPORATION, a Nebraska corporation, a partner of LV PARTNERSHIP, a Nebraska partnership.

Entered for Taxation JUN 16 1998

Marilyn Jo Drake

COUNTY AUDITOR
98-55332

Jackeline Sue Stover
Notary Public

GENERAL NOTARY-State of Nebraska
JACQUELINE SUE STOVER
My Comm. Exp. Oct. 19, 2000