

COMPLETED

INST # 17020 ✓  
 RECORDING FEE 500  
 AUDITOR FEE 500  
 RMA FEE 100

FILED FOR RECORD  
 POTTAWATTAMIE CO. IA.

03 FEB 15 AM 10:05

JOHN SCIORTINO  
 RECORDER

Preparer Information Leo P. Martin, 233 Pearl Street, Council Bluffs, IA 51503, (712) 328-3157  
 Individual's Name Street Address City Phone  
 Leo P. Martin ISBA # PO0008683 SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Karen L. McPartland, 2526 Franklin Avenue, Council Bluffs, IA 51503

**WARRANTY DEED**

For the consideration of One and no/100 (\$1.00) Dollar(s) and other valuable consideration, Robert Ervin Stephens, III, a/k/a Robert E. Stephens, a single person, does hereby Convey to Karen L. McPartland, a single person, the following described real estate in Pottawattamie County, Iowa:

A part of Lot 2 in the Auditor's Subdivision of the NW¼SW¼ of Section 29, Township 75, Range 43 West of the 5<sup>th</sup> P.M., Pottawattamie County, Iowa, more particularly described as follows: Commencing at an iron pipe located on the southerly line of said Lot 2, a distance of 36.6 feet east of the Southwest Corner of said Lot 2, and on the right-of-way line of U.S. Highway #6, and running thence N25°30' W along the Easterly right-of-way line of U.S. Highway #6, 125 feet to place of beginning, running thence N25°30' W along the easterly right-of-way line of U.S. Highway #6, 232 feet, running thence S81°44' E 192.5 feet, running thence S34°34' E 144.0 feet, running thence Southwesterly to place of beginning; together with a perpetual easement, for road purposes only, to a strip of ground 32 feet in width Northerly and parallel to the following described boundary: commencing at the Northwest Corner of the above described tract, thence South 81°44' E 192.5 feet, thence South 34°34' E 110 feet.

Grantor does Hereby Covenant with Grantee and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. 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 the 29 day of JANUARY, 2003.  
 FEB 5 2003

216.80

Entered for Taxation

*Marilyn J. Drake*

COUNTY AUDITOR

*Robert Ervin Stephens III*  
*Robert E. Stephens*  
 Robert Ervin Stephens III,  
 a/k/a Robert E. Stephens

STATE OF IOWA, POTTAWATTAMIE COUNTY, ss:

On this 29 day of JANUARY, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert Ervin Stephens III, a/k/a Robert E. Stephens, 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.

*Bill Hartman*  
 Notary Public

G:\LPM\22977\Stephens-McPartland\Wty Deed.wpd

REAL ESTATE TRANSFER  
 TAX PAID  
 STAMP#  
 \$ 216.80  
J.S.  
 RECORDER  
2-5-03 Pottawattamie  
 DATE COUNTY

**BILL HARTMAN**  
 Commission Number 159172  
 My Comm. Exp. 1-12-06