

✓
COMPARED

013442

INST # _____
RECORDING FEE 10.00
AUDITOR FEE 10.00
RMA FEE 1.00 ECOM 1.00

FILED FOR RECORD
POTTAWATTAMIE CO. IA

2006 JAN -4 AM 8:10

JOHN SCIORTINO
RECORDER



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 105
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Alan J. Anderson, 110 N 2nd Avenue, Logan, Iowa 51546

Taxpayer Information: (Name and complete address)
Phyllis A. Simonsen, 9616 North 29th Ave, Omaha, NE 68112

Return Document To: (Name and complete address)
Alan J. Anderson, 110 N 2nd Avenue, Logan, Iowa 51546

RETURN ENVELOPE

Grantors:
Phyllis A. Simonsen
Eugenio Giboyeaux

Grantees:
Phyllis A. Simonsen Trust

Entered for Taxation JAN 4 2006
Marilyn J. Drake COUNTY AUDITOR

Legal description: See Page 2

Document or instrument number of previously recorded documents:

BK 106PG13403



SPECIAL WARRANTY DEED COMPARED

For the consideration of ONE

Dollar(s) and other valuable consideration,
Phyllis A. Simonsen and Eugenio Giboyeaux, wife and husband

do hereby Convey to
Phyllis A. Simonsen as Trustee of the Phyllis A. Simonsen Trust

the following described real estate in Pottawattamie County, Iowa:

All undivided interest in and to the following described real estate:

The Northwest fractional quarter (NW fr. 1/4) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Thirty-eight (38); and the West fractional Half of Southwest Quarter (W. fr. 1/2 SW 1/4) of Section Thirty-one (31), Township Seventy-seven (77), Range Thirty-eight (38); and Northeast Quarter of Southwest Quarter (NE 1/4 SW 1/4) of Section Thirty-one (31), Township Seventy-seven (77), Range Thirty-eight (38); and the West one-fourth of Southeast Quarter of Southwest Quarter (W 1/4 SE 1/4 SW 1/4) of Section Thirty-one (31), Township Seventy-seven (77), Range Thirty-eight (38); and South Half of Southeast Quarter (S 1/2 SE 1/4) of Section Twenty-five (25), Township Seventy-seven (77), Range Thirty-nine (39), all in Pottawattamie County, Iowa.

This deed is exempt from Iowa Real Estate Transfer Tax. See Iowa Code Section 428A.2(21).

Grantors do Hereby Covenant with Grantees 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. 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: 12/22/05

STATE OF NEBRASKA,
COUNTY OF DOUGLAS

This instrument was acknowledged before
me on DECEMBER 22, 2005 by
Phyllis A. Simonsen and Eugenio Giboyeaux, wife
and husband

Phyllis A. Simonsen
Phyllis A. Simonsen (Grantor)

Eugenio Giboyeaux
Eugenio Giboyeaux (Grantor)

Geraldine K. [Signature]
GENERAL NOTARY PUBLIC
Notary Public
GERALDINE K. [Signature]
My Comm. Exp. Jan. 26, 2008

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)