Return To: City of Council Bluffs, Legal Dept., 209 Pearl St., Council Bluffs, IA 51503
Preparer: City of Council Bluffs, Legal Dept., 209 Pearl St., Council Bluffs, IA 51503
Tax Statement: City of Council Bluffs, Legal Dept., 209 Pearl St., Council Bluffs, IA 51503

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Carlotta Romero, a single person, does hereby convey to the City of Council Bluffs, a municipal corporation in the County of Pottawattamie and State of Iowa, the following described real estate, together with all buildings, fixtures and improvements thereon, in Pottawattamie County, Iowa:

See attached Exhibit "A".

Exemption No. 6 – City Deed.

Grantor does 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.

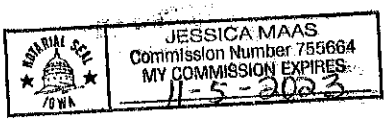
[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK. SIGNATURES TO FOLLOW.]

Dated: 07/12/21

Carlotta L. Romero
Carlotta Romero, Grantor

State of Iowa, County of Pottawattamie; ss.

This record was acknowledged before me this 12th day of July, 2021, by Carlotta Romero.



Jessica Maas
Notary Public

LEGAL DESCRIPTION

A part of Lot 2 in Subdivision of Out Lot Folsom, a Subdivision in Council Bluffs, Iowa, which part is described as follows: Commencing at a point on the Easterly line of Clark Avenue, which point is 240.8 feet South of the Northwest corner of Lot 13, Auditor's Subdivision of Out Lot Turley, a Subdivision of Council Bluffs, Iowa; thence South 86° 20' East a distance of 201 feet; thence South 79.4 feet; thence North 87° 40' West 131.8 feet; thence North 71° West 9.3 feet; thence North 86° 45' West 59.6 feet to a point on the Easterly line of Clark Avenue, which point is 321.8 feet South of the Northwest corner of said Lot 13; thence North along the Easterly line of Clark Avenue a distance of 81 feet or to point of beginning;

Also that part of Lot 2 in Subdivision of Out Lot Folsom described as follows: Beginning at the South line of Lot 2, Subdivision of Out Lot Folsom, 203 feet Southeasterly from the intersection of the South line of said Lot 2 with the East line of Clark Avenue, which is the point of beginning, thence North parallel to Clark Avenue 81 feet, thence South 87° 40' East to the Easterly line of said Lot 2, Subdivision of Out Lot Folsom, thence South 2° 30' East on the Easterly line of said Lot 2, 55.7 feet, thence South 06° 30' East along the Easterly line of said Lot 2, a distance of 48 feet to the Southeast corner of said Lot 2, thence Northwesterly along the Southerly line of Lot 2 a distance of 217 feet to the point of beginning;

Also that part of Lot 2, Out Lot Folsom described as follows: Commencing at a point on the South line of Out Lot Folsom, 203 feet Southeast of its intersection with the East line of Clark Avenue, and running thence North parallel to Clark Avenue 81 feet to the point of beginning; thence running North parallel to Clark Avenue 79.4 feet, thence South 86° 20' East to the East line of Out Lot Folsom, thence Southerly along the East lot line a distance of 75 feet, thence North 87° 40' West to the point of beginning.

EXHIBIT "A"