



ABSTRACT GUARANTY COMPANY

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www.abstractguaranty.com

CHAIN OF TITLE

UPON YOUR REQUEST we have conducted a Chain of Title search on

A parcel of land located in part NE $\frac{1}{4}$ NW $\frac{1}{4}$ and part NW $\frac{1}{4}$ NE $\frac{1}{4}$ in Section 9, Township 74, Range 43, Pottawattamie County, Iowa, described as follows: Commencing at the N $\frac{1}{4}$ corner of said Section 9, Township 74, Range 43, thence S 0° 52' 30" W 272.68 feet to the point of beginning, thence S 0° 03' 08" W 54.64 feet, thence S 89° 30' 00" E 561.38 feet, thence N 3° 32' 37" E 296.80 feet to a point on the South Right of Way of U.S. Highway 92, thence along said Right of Way the following courses: N 88° 14' 02" W 217.88 feet, S 74° 59' 50" W 381.20 feet, N 83° 47' 38" W 200.87 feet, thence S 34° 24' 47" W 214.49 feet to a point 33 feet Easterly from the centerline of a County Road (Concord Loop Road), thence along said Right of Way S 25° 09' 15" W 14.00 feet, thence departing said Right of Way N 86° 01' 22" E 334.00 feet to the point of beginning.

NOTE: Bearings are assumed and based on a Survey Plat completed by Nance Engineering dated 12/20/67.

and find the following:

Portion of the attached description found in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 9, Township 74, Range 43.

PATENT:- United States to Eleazar F. Nickerson dated June 15, 1855
Certificate #1760, U.S. Rec. 4, Page 209.

WARRANTY DEED:- E. F. Nickerson to M. C. Nickerson filed September 26, 1864
at Book Y, Page 86.

WARRANTY DEED:- Moses C. Nickerson to James V. H. Judd filed October 1,
1864 at Book Y, Page 94.

WARRANTY DEED:- James V. H. Judd and wife to John B. Glaze and Company
filed October 11, 1864 at Book Y, Page 105.

QUIT CLAIM DEED:- John B. Glaze and wife and W. B. L. Glaze, unmarried to
J. D. Edmundson filed February 8, 1871 at Book 34, Page 55. States
that "the firm of John B. Glaze and Company consisted of John B. Glaze,
W. B. L. Glaze and Richard Whitney".

QUIT CLAIM DEED:- Richard Whitney and wife to J. D. Edmundson filed
February 8, 1871 at Book 34, Page 56.

TAX DEED:- The Treasurer of Pottawattamie County to E. M. Officer filed May
28, 1869 at Book 2, Page 155.

QUIT CLAIM DEED:- E. M. Officer and wife to J. D. Edmundson filed February
8, 1871 at Book 17, Page 177.

CHAIN OF TITLE
CONTINUED

WARRANTY DEED:- J. D. Edmundson and wife to Henry Paschal filed September 15, 1871 at Book 31, Page 1.

WARRANTY DEED:- Henry Paschel to Anna Paschel filed June 6, 1876 at Book 60, Page 263.

WARRANTY DEED:- Anna Paschel and Henry Paschel to Clayton C. Clemens filed November 25, 1882 at Book 128, Page 603.

SHERIFF'S DEED:- The Sheriff of Pottawattamie County, Iowa to Alonzo Wheeler filed May 13, 1885 at Book 75, Page 335. Sold at public auction on May 12, 1884 pursuant to a special execution issued in the circuit court, Pottawattamie County, Iowa on March 31, 1884 foreclosing on a mortgage recorded January 18, 1883 from Clayton C. Clemens to Henry Paschel and recorded at Book 115, Page 52.

WARRANTY DEED:- Alonzo Wheeler and wife to J. R. Rice and C. A. Stiles filed December 26, 1885 at Book 161, Page 637.

WARRANTY DEED:- J. R. Rice and wife and C. A. Stiles and wife to L. O. Williams filed December 17, 1887 at Book 179, Page 458.

WARRANTY DEED:- L. O. Williams and wife to Wooster Fay filed February 19, 1889 at Book 222, Page 444.

WARRANTY DEED:- Wooster Fay and Charlotte Fay to Charlotte M. Fay filed June 7, 1897 at Book 348, Page 248.

WARRANTY DEED:- Charlotte M. Fay, widow to S. G. Underwood filed July 10, 1901 at Book 402, Page 392.

WARRANTY DEED:- S. G. Underwood and wife to William Stuben filed August 31, 1901 at Book 282, Page 368.

That portion of the above described property found in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 9, Township 74, Range 43.

PATENT:- Unites States of America to John Perrine dated February 16, 1857, filed March 18, 1909 at Book 426, Page 533.

WARRANTY DEED:- John Perrine to James H. Perrine filed August 16, 1872 at Book 35, Page 337.

WARRANTY DEED:- Margaret A. Perrine, widow of James Perrine, Deceased and all heirs at law of James H. Perrine, Deceased to Clair J. Stillwell filed December 22, 1885 at Book 158, Page 593.

WARRANTY DEED:- C. J. Stilwell (Stillwell) and wife Helen to R. H. Stillman and Martha D. Stillman filed November 12, 1894 at Book 331, Page 424.

WARRANTY DEED:- Martha D. Stillman, widow to Ray Gilbert Stillman filed March 12, 1900 at Book 383, Page 259. Conveys her $\frac{1}{2}$ interest.

WARRANTY DEED:- Ralph H. Stillman and wife and Ray H. Stillman, single to William Stuben filed April 11, 1904 at Book 426, Page 140.

CHAIN OF TITLE
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Both parcels in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 9, Township 74, Range 43 are now in the name William Stuben.

WARRANTY DEED:- Wilhem Stuben and wife to M. D. Dinsmore filed May 4, 1909 at Book 501, Page 43.

WARRANTY DEED:- M. D. Dinsmore and wife to Niels Mathiasen filed March 11, 1913 at Book 537, Page 478.

WARRANTY DEED:- Niels Mathiasen and wife, Magdalene to Jessie W. Hannan dated April 18, 1919 filed April 18, 1919 at Book 596, Page 75.

WARRANTY DEED:- Jessie W. Hannan, a widow, (also known as J. W. Hannan) to R. D. M. Turner dated March 3, 1926 filed May 2, 1928 at Book 743, Page 89.

QUIT CLAIM DEED:- R. D. M. Turner and wife Blanche to Hazel Hannan Van Brunt 27/54; Lucile K. Hannan 6/54; Charles R. Hannan III 7/54; William Kelley Hannan 7/54; Jessann Hannan dated March 1, 1939, filed June 14, 1939 at Book 845, Page 415.

QUIT CLAIM DEED:- Hazel Hannan Van Brunt, a widow; Lucile K. Hannan, a widow; Charles R. Hannan, III single; William Kelley Hannan, single; and The City National Bank as Guardian of Jessann Hannan, a minor to Hannan-Van Brunt Farms, Incorporated dated June 14, 1939 filed June 14, 1939 at Book 845, Page 421.

QUIT CLAIM DEED:- Jessann Hannan Olsen, formerly Jessann Hannan and husband Robert to Hannan-Van Brunt Farms, Incorporated dated January 15, 1945 filed February 23, 1945 at Book 889, Page 532.

WARRANTY DEED:- Hannan-VanBrunt Farms, Incorporated to Roy L. Leavitt and Jessie I. Leavitt, husband and wife, as joint tenants and not as tenants in common, with right of survivorship dated February 23, 1945 filed April 13, 1945 at Book 916, Page 113.

WARRANTY DEED:- Roy L. Leavitt and wife, Jessie I. To Jay O. Dowling and Ethel M. Dowling as joint tenants and not as tenants in common, with the full right of the survivor to take the whole title and right of both in fee simple and absolutely dated June 11, 1946 filed June 19, 1946 at Book 941, Page 61.

WARRANTY DEED:- Jay O. Dowling and Ethel M. Dowling, husband and wife to Jay O. Dowling, Jr. and Joann L. Dowling, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common dated January 6, 1968 filed January 19, 1968 at Book 1453, Page 264.

SHERIFF'S DEED:- Roy O. Wichaehl, Sheriff of Pottawattamie County, Iowa to Millard Lumber, Inc. filed August 29, 1969 at Book 857, Page 293 pursuant to a foreclosure of a Mechanic's Lien in the District Court, Pottawattamie County, Iowa, #40783 Equity.

REAL ESTATE CONTRACT:- Millard Lumber, Inc. with Jay O. Dowling, Jr. and Joann L. Dowling dated August 29, 1969 filed September 5, 1969 at Book 1491, Page 15.

ASSIGNMENT OF CONTRACT AND CONVEYANCE:- Jay O. Dowling, Jr., and Joann L. Dowling, Husband and Wife to Home Federal Mortgage, Inc. dated June 20, 1973 filed June 21, 1973 at Book 73, Page 11082.

CHAIN OF TITLE
CONTINUED

WARRANTY DEED:- Millard Lumber, Inc., a Nebraska Corporation to Home Federal Mortgage, Inc. dated June 12, 1973 filed June 21, 1973 at Book 73, Page 11066.

REAL ESTATE CONTRACT:- Home Federal Mortgage, Inc. with Jay O. Dowling, Jr., and Joann L. Dowling, Husband and Wife dated June 20, 1973 filed June 21, 1973 at Book 73, Page 11077.

WARRANTY DEED:- Home Federal Mortgage, Inc. to Jay O. Dowling, Jr. and JoAnn Dowling, Husband and Wife, as joint tenants and not as tenants in common with the full right of survivorship dated June 20, 1974 filed June 20, 1974 at Book 74, Page 9793.

WARRANTY DEED:- Jay O. Dowling, Jr. and JoAnn L. Dowling, Husband and Wife to Richard W. Uhl and Frances Jane Uhl, Husband and Wife, as Joint Tenants and not as Tenants in Common, with the Full Right of the Survivor to take the whole title and right of both in fee simple and absolutely dated June 20, 1974 filed June 20, 1974 at Book 74, Page 9795.

WARRANTY DEED:- Richard W. Uhl and Frances Jane Uhl, husband and wife, jointly and severally to Scott L. Rospond and Raylene M. Rospond, husband and wife as joint tenants and not as tenants in common dated March 6, 1994 filed March 15, 1994 at Book 94, Page 30337.

WARRANTY DEED:- Scott L. Rospond and Raylene M. Rospond to Charles F. Brill and Nell Deane Brill as joint tenants with rights of survivorship dated September 19, 1997 filed October 22, 1997 at Book 98, Page 17103.

WARRANTY DEED:- Charles F. Brill and Nell Deane Brill, Husband and Wife to Jolene Joy Fitzgerald, a single person dated October 21, 1998 filed June 18, 1999 at Book 99, Page 65160.

WARRANTY DEED:- Jolene J. Fitzgerald, a single person to John Nikolaus Becker dated December 10, 1999 filed December 21, 1999 at Book 100, Page 30338.

QUIT CLAIM DEED:- John Nikolaus Becker to Johann Nikolaus Guido Franciskus Becker dated January 31, 2003 filed January 31, 2003 at Book 103, Page 44487.

CHAIN OF TITLE
CONTINUED

THIS REPORT is not a guaranty of title, nor a statement as to the legality or sufficiency of any instrument or proceeding in the chain of title to said real estate and having been requested to furnish answers to the above, we direct your attention to the possibility for other information which might affect the title; also the Forty Year Marketable Title Act of the State of Iowa sets forth requirements for abstracts of title other than those commencing either with the platting of an Addition or the United States Patent.

THIS IS NOT AN ABSTRACT OF TITLE.

Thank you for selecting Abstract Guaranty Company to conduct the record search for you.

DATED at Council Bluffs, Pottawattamie County, Iowa, this 7 day of
June, 2006 at 8:00 A.M.

ABSTRACT GUARANTY COMPANY



By

20606022-ler-President

TGD#8146