



**WARRANTY DEED**  
(CORPORATE GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, Winterset, IA 50273, Phone: (515) 462-4912  
\$75,000

**Taxpayer Information:** (Name and complete address)

Richard G. Breeding and Debbie Breeding, 509 W. Green, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

John E. Casper, 223 E. Court Avenue, Winterset, IA 50273, Phone: (515) 462-4912

**Grantors:**

TYER BROTHERS, LTD.

**Grantees:**

Richard G. Breeding  
Debbie Breeding

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE GRANTOR)

For the consideration of Seventy-five Thousand-----(\$75,000.00) -----  
Dollar(s) and other valuable consideration,  
TYER BROTHERS, LTD.

a corporation organized and existing under the laws of  
Iowa

does hereby Convey to

Richard G. Breeding and Debbie Breeding, Husband and Wife, as Joint Tenants with Full Right of Survivorship and not as Tenants in Common

the following described real estate in Madison County, Iowa:

Lot Six (6) of Helen McCall Huntoon Addition, Plat No. 1 to the City of Winterset, Madison County, Iowa.

This Deed is in fulfillment of a real estate contract dated December 10, 2002, and filed for record in the Madison County Recorder's Office on May 6, 2003, in Book 2003, Page 2626.

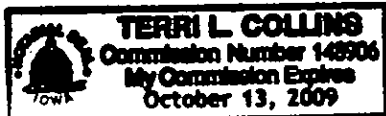
The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: June 27, 2008 a(n) Iowa corporation  
By Gary Tyer Title  
By Gary Tyer, President Title

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on June 27, 2008  
by Gary Tyer  
as President  
of \_\_\_\_\_



Terri L. Collins  
Terri L. Collins, Notary Public