

LISA SMITH, COUNTY RECORDER
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101 - May 2006

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Nigg Properties LLC, 65 West Jefferson, Winterset, IA 50273

Preparer: Mark L. Smith, Post Office Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Nigg Properties LLC, 65 West Jefferson, Winterset, IA 50273



WARRANTY DEED

For the consideration of ---(\$1.00)--- Dollar(s) and other valuable consideration,
Shawn Nigg and Sarah Nigg, Husband and Wife

do hereby

Convey to Nigg Properties LLC, subject to the Mortgage granted to Countrywide Home Mortgage,
which Grantor assumes to pav. the

following described real estate in MADISON County, Iowa:

See 1 in Addendum

Grantors do 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.

Dated: 7-25-08

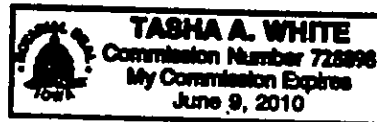
Shawn Nigg
Shawn Nigg (Grantor)

Sarah Nigg
Sarah Nigg (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on _____, by Shawn Nigg and Sarah Nigg, Husband and Wife

Tasha A. White
Notary Public



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

Addendum

1. Commencing at a point on the North line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, 26.64 rods West of the northeast corner thereof, running thence South 16 1/2 rods, thence East 3 rods, thence North 16 1/2 rods, thence West 8 rods to the place of beginning lying within and being a part of the City of Winterset, Iowa; and otherwise known as Lots Six (6) of the Subdivision of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section One (1).

The consideration for this transfer is less than Five Hundred Dollars (\$500.00); therefore, no Declaration of Value or Groundwater Statement is required.