

Document 2008 2715

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Date 9/08/2008 Time 12:31 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$687.20

Rev Stamp# 279 DOV# 280

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



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

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

Dean R. Nelson  
115 E. First Street  
Earlham, Iowa 50072

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

James and Becky Conard  
2233 - 250th  
Ames, Iowa 50014

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

Dean R. Nelson  
115 E. First Street  
Earlham, Iowa 50072

**Grantors:**

Earlham Savings Bank

**Grantees:**

James Conard  
Becky Conard

**Legal description:** See Page 2

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



**WARRANTY DEED**  
(CORPORATE GRANTOR)

For the consideration of Four Hundred Thirty Thousand (\$430,000.00)

Dollar(s) and other valuable consideration,  
Earlham Savings Bank

a corporation organized and existing under the laws of  
the State of Iowa

does hereby Convey to

James Conard and Becky Conard, husband and wife, as joint tenants with full rights of survivorship  
and not as tenants in common

the following described real estate in Madison County, Iowa:

Parcel "C" in the SE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 2, Township 77 North, Range 29 West of the 5th P.M.,  
Madison County, Iowa, as shown by the survey recorded in Book 2003, Page 3976, in the Office of the  
Recorder of Madison County, Iowa being part of Parcel "A" in said SE $\frac{1}{4}$  NE $\frac{1}{4}$  as shown by the survey  
recorded in Book 3, Page 178, in the Office of the Recorder of Madison County, Iowa.

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.

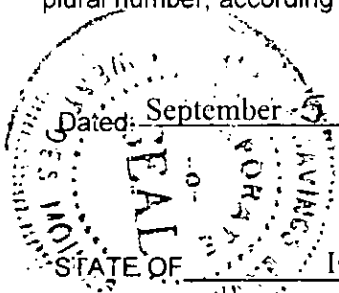
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or  
plural number, according to the context.

Earlham Savings Bank

Dated: September 5, 2008

By [Signature]  
William W. Hunter, President Title

By [Signature]  
Vernon L. Geiger, Executive Vice-President Title



STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on September 5, 2008  
by William W. Hunter and Vernon L. Geiger  
as President and Executive Vice President  
of Earlham Savings Bank



[Signature]  
Anne M. Cooper Notary Public