

Document 2008 3040

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Date 10/14/2008 Time 2:36 PM

Rec Amt \$12.00 Aud Amt \$5.00

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CHEK

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

## WARRANTY DEED

<sup>KCA</sup>  
Preparer Information: Jeff Flagg, Flagg Law Firm, 2716 Grand Avenue, Des Moines, IA  
50312

Taxpayer Information: Jennifer J. O'Brien Trust and Darin P. O'Brien Trust utd 9/20/06,  
102 West Court, Winterset, IA 50273

Return Document to: Jennifer J. O'Brien Trust and Darin P. O'Brien Trust utd 9/20/06,  
102 West Court, Winterset, IA 50273

Grantors:  
Jennifer J. O'Brien, LLC, a limited  
liability company, an Iowa Corporation

Grantees:  
Jennifer J. O'Brien Trust and  
Darin P. O'Brien Trust utd  
9/20/06 by Jennifer J.  
O'Brien and Darin P.  
O'Brien, Trustees



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Jennifer J. O'Brien, LLC, a(n) limited liability company organized and existing under the laws of IOWA does hereby Convey to Jennifer J. O'Brien Trust and Darin P. O'Brien Trust utd 9/20/06 and any amendments thereto by Jennifer J. O'Brien and Darin P. O'Brien, Trustees the following described real estate in Madison County, Iowa:

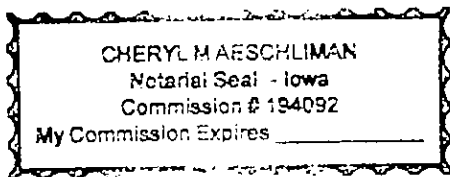
Lot 1 in Block 5 of Birchwood Estates Plat No. 1, an Addition to the City of Winterset, Iowa

(Family transaction - consideration under \$500 - no revenue tax required)

The grantor 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: September 22, 2008

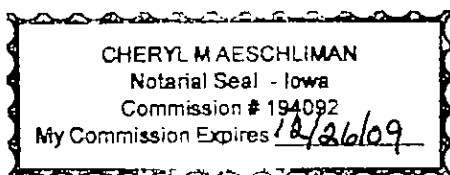


Jennifer J. O'Brien, LLC  
a(n) limited liability company

By Jennifer J. O'Brien  
Jennifer J. O'Brien, Manager

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF Madison  
This instrument was acknowledged before me on this September 22, 2008 by Jennifer J. O'Brien, Manager as Manager of Jennifer J. O'Brien, LLC



Cheryl M. Maeschliman, Notary Public