



Document 2008 3041

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Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN

LISA SMITH. COUNTY RECORDER
MADISON IOWA

CHEK

WARRANTY DEED

TICA

Preparer Information: Jeff Flagg, Flagg Law Firm, 2716 Grand Avenue, Des Moines, IA 50312

Taxpayer Information: Jennifer J. O'Brien, LLC, 102 West Court, Winterset, IA 50273

Return Document to: Jennifer J. O'Brien, LLC, 102 West Court, Winterset, IA 50273

Grantors:
Madison County Abstract Company,
an Iowa Corporation

Grantees:
Jennifer J. O'Brien, LLC



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar
Dollar(s) and other valuable consideration,
Madison County Abstract Company
a corporation organized and existing under the laws of
Iowa
does hereby Convey to
Jennifer J. O'Brien, LLC

the following described real estate in MADISON County, Iowa:
The North 54 feet of the East 1/3 of Lot 1 in Block 23 of the Original Town Plat of the City of
Winterset, Madison County, Iowa

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

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.

Madison County Abstract Company
an Iowa corporation

Dated: September 22, 2008

By Darin P. O'Brien
Darin P. O'Brien, President Title

By Jennifer J. O'Brien
Jennifer J. O'Brien, Secretary Title

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on September 22, 2008
by Darin P. O'Brien and Jennifer J. O'Brien
as President and Secretary
of Madison County Abstract Company

CHERYL M. AESCHLIMAN
Notarial Seal - Iowa
Commission # 194092
My Commission Expires 12/26/09

Cheryl M. Aeschliman
Notary Public