Document 2004 2073
Book 2004 Page 2073 Type 03 01 Pages 1
Date 5/06/2004 Time 11:19 AM
Rec Amt $11.00 Aud Amt $5.00
Rev Transfer Tax $31.20
Rev Stamp# 68 DOV# 177
MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER ✓
RECORDED ✓
COMPARED

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 – 73rd Street, Urbandale, Iowa 50322

✓ Return to:
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH # (515) 453-6264

Mail tax statements to:
Heritage Townhomes & Development, L.L.C., 2100 State St., Grimes, IA 50109 File #14403020

$20,000.00

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **G and G Properties, Inc.**, does hereby convey unto **Heritage Townhomes & Development, L.L.C.**, the following-described real estate in **Madison** County, Iowa:

Lot Three (3) of Helen McCall Huntoon Addition Plat No. 3 to the City of Winterset, Madison County, Iowa

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

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 relinquish 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.

STATE OF IOWA)
) SS:
COUNTY OF MADISON)

On this 26 day of April, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared Roger Gifford (NAME), to me personally known, and who being by me duly sworn, did say that that person is the PRESIDENT (TITLE) of said **G and G Properties, Inc.**, that no seal has been procured by the said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and the said Roger Gifford (NAME) acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed.

Trena Walker
Notary Public in and for the State of Iowa

Dated: April 26, 2004

G AND G PROPERTIES, INC.

By: Roger Gifford

TRENA WALKER
Commission Number 717937
My Commission Expires
8-13-05