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Document 2004 4318

Book 2004 Page 4318 Type 03 01 Pages 1  
Date 9/14/2004 Time 1:07 PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$1,244.80  
Rev Stamp# 335 DOV# 441

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

ENTERED FOR RECORDATION  
THIS DAY OF Sept 2004  
Debbie Corkran  
Recorder

Preparer Information

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Individual's Name

Street Address

City

COMPUTER

RECORDED

COMPAILED

Phone

Address Tax Statement : F & S Associates, Inc., 6600 Westown Parkway,  
Ste. 220, West Des Moines, IA 50266

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED**  
(CORPORATE GRANTOR)

For the consideration of Seven hundred seventy-eight thousand two Hundred Thirty-nine—(\$778,239.00

Dollar(s) and other valuable consideration,  
UNITEE DEVELOPMENT CORPORATION

a corporation organized and existing under the laws of  
IOWA

does hereby Convey to

F & S ASSOCIATES, INC.

the following described real estate in MADISON County, Iowa:

The Northwest Fractional Quarter (1/4) of the Northeast Fractional Quarter (1/4) and the Northeast Fractional Quarter of the Northwest Fractional Quarter except a tract described as commencing at the Northwest Corner of the Northeast Fractional Quarter, Northwest Fractional Quarter thence South 00°00' along the West line of said Northeast Fractional Quarter Northwest Fractional quarter, 796.45 feet, thence North 81°49' East 394.3 feet, thence North 0°29' East 754.3 feet to the North line of said Northeast Fractional Quarter, thence West to the Point of beginning, all in Section Two (2), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., 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.

UNITEE DEVELOPMENT CORPORATION

a(n) IOWA corporation

Dated: 8-31-04

By Bill K. Gibson President Title

By Brian K. Gibson Corp. Secretary Title

STATE OF IOWA MADISON COUNTY, ss:

On this 31<sup>st</sup> day of August, 2004 before me, the undersigned, a Notary

Public in and for said State, personally appeared Bill K. Gibson

and Brian K. Gibson to me personally known, who being by me

duly sworn, did say that they are the President

and Secretary, respectively, of said corporation;

that (no seal has been procured by the said) ~~(the seal affixed thereto is the seal of said)~~ corporation that said instrument was signed ~~(and sealed)~~ on behalf of said corporation by authority of its Board of

Directors; and that the said Bill K. Gibson and

Brian K. Gibson as such officers, acknowledged the execution

of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Tawyne A. Gibson  
Notary Public