

ENTERED FOR REGISTRATION  
THE 3 DAY OF Dec 2004  
*Jan Welch*  
*Robby Carlson*  
DEPUTY RECORDER

When recorded return to Preparer:

COMPUTER   
RECORDED   
COMPARED

**Preparer Information** Dustin D. Smith, 4500 Westown Pkwy., Ste.277, West Des Moines, IA (515) 242-2471  
Individual's Name Street Address City Phone

**Address Tax Statements:** Cedar Valley Limited, **SPACE ABOVE THIS LINE**  
1601 2712 N. John Wayne Dr., Winterset, IA 50273 **FOR RECORDER**

\$45,000.<sup>00</sup>

**WARRANTY DEED  
(CORPORATE GRANTOR)**

For the consideration of One (\$1.00)  
Dollar(s) and other valuable consideration,  
K.C. Holdings, Inc.  
a corporation organized and existing under the laws of  
the State of Iowa  
does hereby Convey to  
Cedar Valley Ford – Mercury, Ltd., an Iowa corporation  
the following described real estate in Madison County, Iowa:

Lots 3 and 5 of Mandolfo Addition, Plat No. 1, to the City of Winterset, Madison  
County, Iowa.

Revenue: \$71.20

Subject to easements, covenants and restrictions of record.

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.

**K.C. HOLDINGS, INC., an Iowa Corp.**

Dated: 12-2-04

By *Greg Judas* *President*  
Greg Judas, President Title

STATE OF IOWA )  
)SS:  
COUNTY OF POLK )

On this 2<sup>nd</sup> day of December, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Greg Judas to me personally known, who, being by me duly sworn, did say that he is the President of said corporation executing the within and foregoing instrument; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Greg Judas, President as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.



*[Signature]*  
Notary Public in and for the State of Iowa