

Document 2005 583

Book 2005 Page 583 Type 03 01 Pages 1
Date 2/09/2005 Time 11:36 AM
Rec Amt \$7.00 Aud Amt \$5.00

ENTERED FOR TAXATION
THIS 09 DAY OF Feb 2005
Jan Welch
Debby Kirkum
DEPUTY RECORDER

DOV# 57

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

Preparer
Information

James L. Pedersen, P.C., 201 East Monroe, PO Box 386, Mount Ayr, IA 50854-0386, (641) 464-2205

Individual's Name

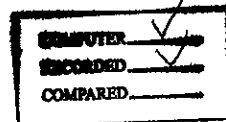
Street Address

City

Phone

Address Tax Statement : Randy and Connie Smith
1001 W. Columbus St.
Mount Ayr, Iowa 50854

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One dollar and 00/100 (\$1.00)

Dollar(s) and other valuable consideration,
Best, Inc.

a corporation organized and existing under the laws of
Iowa

does hereby Convey to

Randy L. Smith and Connie J. Smith, husband and wife,

the following described real estate in Madison County, Iowa:

A parcel of land located in Lots Nine (9), Ten (10), Fifteen (15), and Sixteen (16) of Block Two (2) of Kellison and Keeling's Addition to Winterset, Madison County, Iowa, said parcel is more particularly described as follows: Commencing at the Northeast Corner of said Lot Nine (9); thence South 0°00' East 152.8 feet along the east lines of said Lots Nine (9), Ten (10), and Sixteen (16), thence South 46°11' West 83.2 feet; thence South 89°38 1/2' West 72.0 feet to a point on the west line of said Lot Fifteen (15); thence North 0°01' East 210.9 feet along the west lines of said Lots Fifteen (15), Sixteen (16), Ten (10), and Nine (9) to the Northwest Corner thereof; thence South 89°59' East 132.0 feet, along the north line of said Lot Nine (9) to the Northeast Corner thereof, the Point of Beginning, said parcel contains 0.60 acre, more or less.

NOTE: EXEMPT FROM TRANSFER TAX, DECLARATION OF VALUE AND GROUNDWATER HAZARD STATEMENT; PURSUANT TO IOWA CODE SECTION 428A.2(15).

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.

Best, Inc.

a(n) Iowa corporation

Dated: December 3, 2004

By

Randy L. Smith
Randy L. Smith, President and Secretary

Title

By

Title

STATE OF IOWA RINGGOLD COUNTY, ss:

On this 3rd day of December, 2004 before me, the undersigned, a Notary

Public in and for said State, personally appeared Randy L. Smith

and _____ to me personally known, who being by me

duly sworn, did say that they are the President and Secretary

and _____, 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 Randy L. Smith and

_____ 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.



TRACY M. LAMBERT
Iowa Notarial Seal
Commission # 714263
My Commission
Expires: 12/28/2004

Tracy M. Lambert
Notary Public

Notary Public