

ENGINEER FOR TAXATION  
THIS 22<sup>nd</sup> day of Mar 2005  
Jan Welch  
Libby Corkran  
NOTARY PUBLIC

This instrument prepared by and return to:  
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322  
Mail tax statements to:  
DENNIS & JAYNE VAUGHN, 1812 Hwy 169, Winterset, Iowa 50273

Iowa 50322  
COMPUTER   
RECORDED   
COMPARED

PH # (515) 278-0623

File #5088-04-MUA (lmb)

MCA

\$319,500.00

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Brill Development, L.L.C., an Iowa limited liability company**, does hereby convey unto **Dennis W. Vaughn and Jayne L. Vaughn, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following-described real estate:

**Lot 1 of COVERED BRIDGE ESTATES, a Subdivision located in Sections 12 and 13, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, and in Sections 7 and 18, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa**



Locally known as 1812 Highway 169, Winterset, Iowa.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor 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 Grantor 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, and as masculine or feminine gender, according to the context.

STATE OF IOWA )  
                          ) SS:  
COUNTY OF Polk )

Dated: 3-15-05

On this 15th day of March, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared

Brill Development, L.L.C. by:

Don L. Brill, to me personally known, and who being by me duly sworn, did say that that person is the **manager** of said **Brill Development, L.L.C., an Iowa limited liability company**, that no seal has been procured by the said limited liability company, and that said instrument was signed on behalf of said limited liability company by authority of its members and the said officer acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company, by it voluntarily executed.

Don L. Brill  
Don L. Brill, Manager

Coreen D. Long  
Notary Public in and for said State

