

REAL ESTATE TRANSFER  
TAX PAID 27  
STAMP #  
\$ 255.00  
*Michelle Utzler*  
RECORDER  
12-17-03 Madison  
DATE COUNTY

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00  
5.00

FILED NO. **7361**  
BOOK 2003 PAGE 7361

COMPUTER   
RECORDED   
COMPARED

2003 DEC 17 AM 11:24  
(11:24 AM)  
MICKI UTZLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, POB 230, Winterset, (515) 462-3731  
Individual's Name Street Address City

Address Tax Statement: Mallard Flats, L.L.C.  
55529 282nd Street, Ames, IA 50010

SPACE ABOVE THIS LINE  
FOR RECORDER



**WARRANTY DEED**

For the consideration of One Hundred Sixty Thousand  
Dollar(s) and other valuable consideration,  
Janice V. Peebler, Single,

do hereby Convey to  
Mallard Flats, L.L.C.

the following described real estate in Madison County, Iowa:

The Southwest 1/4 of Section 8 in Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa.

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 relinquishes 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

Dated: Dec. 15 2003

MADISON COUNTY,

ss:

On this 15 day of Dec., 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Janice V. Peebler

x Janice V. Peebler  
Janice V. Peebler (Grantor)

(Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

(Grantor)

John S. Shaw  
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

