

Document 2005 3221

Book 2005 Page 3221 Type 03 001 Pages 3
Date 7/12/2005 Time 1:15 PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$74.40
Rev Stamp# 313 DOV# 307

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 12 DAY OF July 2005
Jean Utsler
Debbie Corkean
DEPUTY RECORDER

COMPUTER
RECORDED
COMPARED



WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

\$47,000.00

Taxpayer Information: (Name and complete address)
Andrew Kephart
213 East South St.
Winterset, IA 50273

Return Document To: (Name and complete address)
✓ Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:
Wildwood Estate Corporation

Grantees:
Andrew Kephart

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Forty-seven thousand
Dollar(s) and other valuable consideration,
Wildwood Estate Corporation

a corporation organized and existing under the laws of
Iowa

does hereby Convey to
Andrew Kephart

the following described real estate in Madison County, Iowa:
Lot Six (6) in Block Twenty-nine (29) of the Original Town of Winterset, 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.

Dated: 6/29/05
By Wildwood Estate Corporation
a(n) Iowa Corporation
By [Signature] Title
George R. Montross, President

STATE OF CALIFORNIA, COUNTY OF _____

This instrument was acknowledged before me on _____
by George R. Montross
as President
of Wildwood Estate Corporation

_____, Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

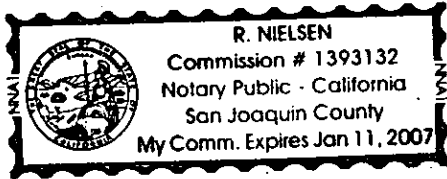
County of San Joaquin } ss.

On 6/28/05 before me, R. Nielsen
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared George R Montross
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

R Nielsen
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

