

ENTERED FOR TAXATION
THIS 13 DAY OF Sept 05
Jean Utsler
Debby Corkran
DEPUTY RECORDER

Document 2005 4407

Book 2005 Page 4407 Type 03 001 Pages 3
Date 9/13/2005 Time 9:33 AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$143.20
Rev Stamp# 420 DOV# 412

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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| COMPUTER | <input checked="" type="checkbox"/> |
| RECORDED | <input checked="" type="checkbox"/> |
| COMPARED | <input checked="" type="checkbox"/> |



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

\$90,000.00

Taxpayer Information: (Name and complete address)

Anthony Klein and Marilyn Klein
2344 St. Charles Rd.
Winterset, IA 50273

Return Document To: (Name and complete address)

✓ Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Holliwell Valley Development, Inc.

Grantees:

Anthony Klein
Marilyn Klein

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Ninety Thousand
Dollar(s) and other valuable consideration,
Holliwell Valley Development, Inc.
a corporation organized and existing under the laws of
Iowa
does hereby Convey to
Anthony Klein and Marilyn Klein

the following described real estate in Madison County, Iowa:
Lots Eight (8) and Nine (9), Holliwell Valley Subdivision, in Section Five (5), Township Seventy-five
(75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

AND

An easement for ingress and egress purposes over and across the
following described real estate:

See legal description attached hereto.

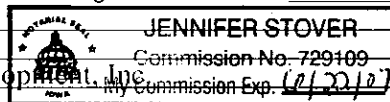
The Corporation hereby covenants with grantees, and successors in interest, that it holds the real
estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that
the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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: 8-30-05
By Holliwell Valley Development, Inc.
a(n) Iowa corporation
Patrick F. Corkrean Title
Patrick F. Corkrean, President
By _____ Title

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 8/30/05
by Patrick F. Corkrean
as President
of Holliwell Valley Development, Inc.



Jennifer Stover
Notary Public

EASEMENT LEGAL DESCRIPTION:

A permanent easement on Lot 6 for ingress/egress to Lot 8 both in Holliwell Valley Subdivision, Madison County, Iowa the perimeter of which is described as follows:

Beginning at a point on the South line Lot 6, Holliwell Valley Subdivision which is on the Southeasterly right-of-way line of Holliwell Valley Trail; thence North $89^{\circ}56'31''$ East 140.00 feet along the South line of said Lot 6; thence North $13^{\circ}14'56''$ West 100.00 feet to a point on the Southeasterly right-of-way of Holliwell Valley Trail; thence Southwesterly 153.71 feet along a 333.00 foot radius curve concave Northwesterly with a 152.35 foot chord bearing South $50^{\circ}13'11''$ West to the Point of Beginning.