

ENTERED FOR TAXATION  
THIS 17 DAY OF Sept 05  
John Welch  
C. P. [Signature]  
AUDITOR  
DEPUTY AUDITOR

Document 2005 4699

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MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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, Post Office Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Amber Court, L.L.C.  
124 West Jefferson Street  
Winterset, IA 50273

**Return Document To:** (Name and complete address)

Jerrold B. Oliver  
Post Office Box 230  
Winterset, IA 50273

**Grantors:**

WILDWOOD ESTATES CORPORATION

**Grantees:**

Amber Court, L.L.C.

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE GRANTOR)

For the consideration of ONE and no/100-----(\$1.00)-----  
Dollar(s) and other valuable consideration,  
WILDWOOD ESTATES CORPORATION  
a corporation organized and existing under the laws of  
IOWA  
does hereby Convey to  
AMBER COURT, L.L.C.

the following described real estate in MADISON County, Iowa:  
The East Half (E 1/2) of Lots One (1) and Two (2) in Block Four (4) of Gaff & Bevington's Addition to  
the Town of Winterset, Madison County, Iowa

This Deed is exempt from the real estate transfer tax pursuant to Iowa Code Section 428A.2(15).  
Therefore, no Declaration of Value or Ground Water Statement is required.

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: 8/15/05  
By George R. Montross, President Title  
By \_\_\_\_\_ Title

STATE OF CALIFORNIA, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_  
by George R. Montross  
as President  
of WILDWOOD ESTATES CORPORATION

\_\_\_\_\_, Notary Public

State of California            )  
  )  
County of San Joaquin        )

On August 15, 2005, before me, R. NIELSEN, a Notary Public, personally appeared GEORGE R. MONTROSS, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *R. Nielsen*

(SEAL)

