

ENTERED FOR TAXATION
THIS 6 DAY OF Dec 2005
Jan E. Seltch
AUDITOR
Dickie Corkleau
DEPUTY AUDITOR

Document 2005 5840

Book 2005 Page 5840 Type 03 001 Pages 3
Date 12/06/2005 Time 9:15 AM
Rec Amt \$17.00 Aud Amt \$5.00

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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

X



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

J. Harmon, Action Financial Services, Inc.
2400 NW 86th #17
Des Moines, Ia. 50322 515-278-8808

Taxpayer Information: (Name and complete address)

Action Financial Services, Inc.
2400 NW 86th #17
Des Moines, Ia. 50322

Return Document To: (Name and complete address)

VSDW
Action Financial Services, Inc.
2400 NW 86th #17
Des Moines, Ia. 50322

Grantors:

Dennis G. Daggett
Cynthia R. Daggett

Grantees:

Action Financial Services, Inc.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Dennis G. Daggett and Cynthia R. Daggett, Husband and Wife

do hereby Convey to
Action Financial Services, Inc.

the following described real estate in Madison County, Iowa:

See exhibit A

Locally known as 2213 Carver Rd., Winterset, Iowa

No real estate transfer taxes due as warranty deed assigns contract vendors interest in real estate contract. Exemption #2

Said Real Estate Contract is recorded in Book 2004, Page 5695 of the Recorder's Office of 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
COUNTY OF Madison

Dated: 12-5-05

This instrument was acknowledged before me on Dec 5, 2005 by

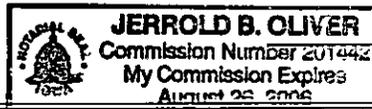
Dennis G. Daggett
Dennis G. Daggett (Grantor)

~~Dennis G. Daggett and Cynthia R. Daggett~~
~~husband and wife~~

Cynthia R. Daggett
Cynthia R. Daggett (Grantor)

Jerrold B. Oliver
Notary Public

(Grantor)



(Grantor)

EXHIBIT A

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the following-described real estate: Parcel "A" located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 89 45' 36" West 369.42 feet; thence North 00 00' 00" 353.75 feet; thence North 89 45' 36" East, 369.42 feet to the East line of the Northwest Quarter (NW 1/4) of said Section Twelve (12); thence, along said East line, South 00 00' 00" 353.75 feet to the Point of Beginning, Said Parcel "A" contains 3,000 acres, including 0.575 acres of county road right-of-way.

Located approximately at 2313 Carver Road, Winterset, Iowa

gilliam.legaldesc