

ENTERED FOR TAXATION  
THIS 9 DAY OF December  
2005 John H. Blalock  
AUDITOR  
DEPUTY AUDITOR

Document 2005 6049

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Date 12/19/2005 Time 3:59 PM  
Rec Amt \$12.00 Aud Amt \$5.00

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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



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

**Preparer Information:** (Name, address and phone number)

James D. Beatty  
2829 Westown Pkwy., #310  
West Des Moines, IA 50266  
Phone: (515) 225-1100

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

Covered Bridges Winery, L.L.C.  
1899 Kiowa Lane  
Winterset, Iowa 50273

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

✓ James D. Beatty  
2829 Westown Parkway, #310  
West Des Moines, Iowa 50266

**Grantors:**

Kevin S. Fifo  
Jean A. Sherrard-Fifo

**Grantees:**

Covered Bridges Winery, L.L.C.

**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,  
Kevin S. Fifo and Jean A. Sherrard-Fifo, husband and wife

do hereby Convey to  
Covered Bridges Winery, L.L.C., a Limited Liability Company organized and existing under the laws of the State of Iowa

the following described real estate in Madison County, Iowa:

Lot Two (2) of Kiowa Valley Subdivision, located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) and the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Subject to covenants, conditions, restrictions and easements of record.

Exempt Transaction - No Revenue Stamps Required; Consideration is less than \$500.00

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: 12/19/05

This instrument was acknowledged before me on 12/19, 05 by Kevin S. Fifo and Jean A. Sherrard-Fifo, husband and wife

[Signature]  
Kevin S. Fifo (Grantor)

[Signature]  
Jean A. Sherrard-Fifo (Grantor)

[Signature]



Notary Public

(Grantor)

(Grantor)