

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 1st DAY OF March 06
[Signature]
AUDITOR
[Signature]
DEPUTY AUDITOR

COMPUTER
RECORDED
COMPARED

Tax Statements to: First National Acceptance Company, 241 E. Saginaw, East Lansing, MI 48823 (95141)

Return Address: Gregory & Sherri Broadbent, 3155 Highway 92, Prole, IA 50229

Prepared by and return to:

Tracy Emmons, First National Acceptance Co. 241 E. Saginaw, East Lansing, MI 48823, (517) 337-1373

Individual's Name Company Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED (CORPORATE GRANTOR)

For the consideration of Twelve Thousand Seven Hundred Fifty and NO/100 Dollar(s) and other valuable consideration, Rose Land and Finance Corp., organized and existing under the laws of The State of Michigan does hereby Convey to Gregory Broadbent and Sherri Broadbent, husband and wife, the following described real estate in Madison County, Iowa:

Lot Three (3) in Block Four (4) of Gaff & Bevington's Addition to the Town of Winterset, Madison County, Iowa

PP# 820002104030000

Commonly known as: 215 S. 5th St., Winterset, IA

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.

Rose Land and Finance Corp.

Dated: February 27, 2006

By *[Signature]*
Ray Dolinski, Assistant Vice President
By _____

STATE OF MICHIGAN, INGHAM COUNTY, ss:

On this 27th day of February, 2006 before me, the undersigned, a Notary Public in and for said State, personally appeared Ray Dolinski and _____ duly sworn, did say that they are the Assistant Vice President and _____, respectively, of said corporation; that the seal affixed thereto is the seal of said corporation that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Ray Dolinski and _____ as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

[Signature]
Tracy L. Emmons, Notary Public
State of Michigan, Ingham County
My commission expires: 9/27/2006
Acting in the County of Ingham

