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ENTERED FOR TAXATION
THIS 10 DAY OF 04-06
J. Welch
D. Colbrean
DEPUTY RECORDER

Document 2006 1401

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Date 4/10/2006 Time 1:26 PM
Rec Amt \$12.00 Aud Amt \$5.00

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
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

Return To ✓

Taxpayer Information: (Name and complete address)

Heritage Townhomes & Development Group, LLC
2100 State St.
Grimes, IA 50109

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Karen J. Lytton

Grantees:

Heritage Townhomes & Development Group, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Karen J. Lytton

do hereby Convey to
Heritage Townhomes & Development Group, LLC

the following described real estate in MADISON County, Iowa:
Lot Fourteen (14) in Block Eight (8) of the Original Town of Truro, Madison County, Iowa

The consideration for this deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water Statement is required.

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: 1-30-06

This instrument was acknowledged before
me on January 30, 2006 by
Karen J. Lytton

Karen J. Lytton
Karen J. Lytton (Grantor)

(Grantor)

(Grantor)

(Grantor)

Bret A. Smith
Notary Public

