

ENTERED FOR TAXATION
THIS 28 DAY OF 04-2006
Sean Weld
Debbie Carlson AUDITOR
DEPUTY AUDITOR

Document 2006 1676

Book 2006 Page 1676 Type 03 001 Pages 2
Date 4/28/2006 Time 1:22 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$79.20
Rev Stamp# 177 DOV# 168

MICHELLE UTSLER. COUNTY RECORDER
MADISON IOWA

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

MCA

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8885

Return to:
ESCROW PROFESSIONAL COMPANY, 1501 - 50th Street • Suite 375, West Des Moines, Iowa 50266

Mail tax statements to:
JONATHAN & MISTY TRACY, 2140 Earlham Road, Winterset, Iowa 50273

File #VKW (LB) 0630092

\$50,000.00

WARRANTY DEED

Legal: **A tract of land commencing at the Northwest corner of the South 80 acres of the North 160 acres of the Fractional West Half (W 1/2) of Section Thirty-one (31), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence East 297 feet, thence South 642 feet, thence West 297 feet, thence North 642 feet to the point of beginning, subject to easements and conveyances for highway purposes.**

Address: 2140 Earlham Road, Winterset, Iowa



Parcel ID: 340063140030000

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **A.C. Construction, a corporation**, does hereby convey unto **Jonathan J. Tracy and Misty D. Tracy, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

The Corporation does hereby covenant 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 the Corporation 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, and as masculine or feminine gender, according to the context.

STATE OF IOWA)

COUNTY OF Warren) SS:

On this 17 day of April, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared David Allan to me known, and who being by me duly sworn, did say that the person is the President of said corporation; that no seal has been procured by the corporation; and that this instrument was signed on behalf of the corporation by authority of its Board of Directors and the said officer acknowledged the execution of this instrument to be the voluntary act and deed of the corporation, by it voluntarily executed.

Betsy Haas-Reineck
Notary Public in and for said State

Dated: 4/17, 2006

A.C. CONSTRUCTION
A corporation

by:

A.C. Construction
A Corporation
David Allan

