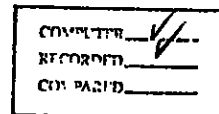


ENTERED FOR TAXATION
THIS 05 DAY OF 05 -06-
J. Welch
D. Courman
Clerk.

Document 2006 1782

Book 2006 Page 1782 Type 03 001 Pages 2
Date 5/05/2006 Time 10:37 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$103.20
Rev Stamp# 191 DOV# 181

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA



Warranty Deed
(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335
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

Taxpayer Information: (Name and complete address)

Amber Court, LLC
124 W Jefferson
Winterset, IA 50273

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

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Wildwood Estates Corporation

Grantees:

Amber Court, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of Sixty-five thousand Dollar(s) and other valuable consideration, Wildwood Estates Corporation, a(n) Corporation organized and existing under the laws of Iowa does hereby Convey to Amber Court, LLC

the following described real estate in Madison County, Iowa:

The South Half (1/2) of Lots One (1) and Two (2) in Block One (1) of A.B. Shriver's Addition to the City of Winterset, Madison County, Iowa,

The grantor 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.

Dated: May 1, 2006

Wildwood Estates Corporation,
a(n) Corporation

By George M. Montross, Vice President

By _____

STATE OF Iowa, COUNTY OF Madison

This instrument was acknowledged before me on this May 1, 2006 by George M. Montross as Vice President of Wildwood Estates Corporation

Jerrold B. Oliver, Notary Public

