

Document 2006 3672

Book 2006 Page 3672 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$491.20
Rev Stamp# 403 DOV# 392

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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



WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper
223 E. Court Avenue, P O. Box 67
Winterset, IA 50273
Telephone: 515-462-4912

Taxpayer Information: (Name and complete address)

GREGORY M. SHAHAN, 3306 John Wayne Drive, Winterset, IA 50273

3216 N. JOHN WAYNE DRIVE, WINTERSET, IA
50273

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, Winterset, IA 50273

Grantors:

CEDAR RIDGE CONSTRUCTION COMPANY

Grantees:

Greg M. Shahan
Melissa J. Shahan

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Three Hundred and Seven Thousand, Four Hundred Sixty-Eight and 70/100
~~XXX~~ (\$307,468.70)

Dollar(s) and other valuable consideration,
CEDAR RIDGE CONSTRUCTION COMPANY

a corporation organized and existing under the laws of
IOWA

does hereby Convey to
GREGORY M. SHAHAN and MELISSA J. SHAHAN, Husband and Wife, as Joint Tenants with Full Rights of
Survivorship, and not as Tenants in Common

the following described real estate in Madison County, Iowa:

Lot Six (6) of Cedar Ridge Subdivision, a subdivision in part of the Southeast Quarter (1/4) of Section Twenty-four (24),
Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

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.

CEDAR RIDGE CONSTRUCTION COMPANY

a(n) IOWA corporation

Dated: August 23, 2006

By [Signature]
Jeffrey Shahan, President Title

By _____ Title

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on August 23, 2006
by Jeffrey Shahan

President
CEDAR RIDGE CONSTRUCTION COMPANY

[Signature]
Notary Public

